



43 Whinberry Drive, Bowbrook, Shrewsbury, Shropshire, SY5 8QL

£299,995

A beautifully presented 3 bedroom end of terrace property located in this popular area within easy access of Shrewsbury town centre, Royal Shrewsbury Hospital and link roads. Good local amenities and schools close by. Accommodation includes Entrance Hall, Living Room, Kitchen, Cloakroom/WC, 3 Bedrooms, En Suite Shower Room, Bathroom, Beautiful Landscaped Garden, Garage, Driveway, GCH, DG. Viewing Highly Recommended.



43 Whinberry Drive, Bowbrook, Shrewsbury, Shropshire, SY5 8QL

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied storm porch, double glazed composite entrance door.

Entrance Hall

LVT flooring, radiator, staircase leads to First Floor Landing.

Cloakroom/WC

LVT flooring, fitted with white 2 piece suite including wash basin and WC, radiator, wall mounted bathroom cabinet, double glazed window to the front.

Living Room 16' 10" x 15' 6" (5.13m x 4.72m)

Beautiful porcelain tile flooring, 3 double radiators, double glazed French doors lead onto attractive landscaped rear garden, large walk in cupboard with power point. The Living Room opens into

Kitchen 9' 3" x 8' 2" (2.82m x 2.49m)

Fitted with white gloss units to 3 wall areas, grey laminate work tops, inset 1 1/2 bowl sink unit. Integrated appliances include 4 ring gas hob with black glass splash back and filter hood over, electric oven, fridge/freezer, dishwasher and washing machine. Cupboard housing Potterton gas fired central heating boiler, double glazed window to the front.

First Floor Landing

Bedroom 1 10' 2" x 9' 1" (3.10m x 2.77m) min

Wooden doors to built in double wardrobe, double radiator, double glazed window to the front.

En Suite Shower Room

Large fully tiled shower cubicle, wash basin, WC, half tiled walls, radiator, extractor, 2 mirror fronted bathroom cabinets, shaver socket, double glazed window to the front.

Bedroom 2 10' 6" x 8' 11" (3.20m x 2.72m)

Radiator, double glazed window to the rear.

Bedroom 3 10' 6" x 6' 5" (3.20m x 1.95m)

Radiator, double glazed window to the rear.

Bathroom

Fitted with bath with side mixer tap, fully tiled walls around, shower unit with screen, wash basin and WC, half tiled to further walls, mirror and bathroom cabinet, extractor, radiator.

Outside - Front

Wide paved pathway to entrance door with gravel and shrub beds.

Landscaped Rear Garden

A beautiful garden with Indian stone paved patio with central artificial lawn. Timber shed. Enclosed by high level fencing.

Garage

Located at the rear of the property is a brick built garage with driveway in front.

Council Tax Band C

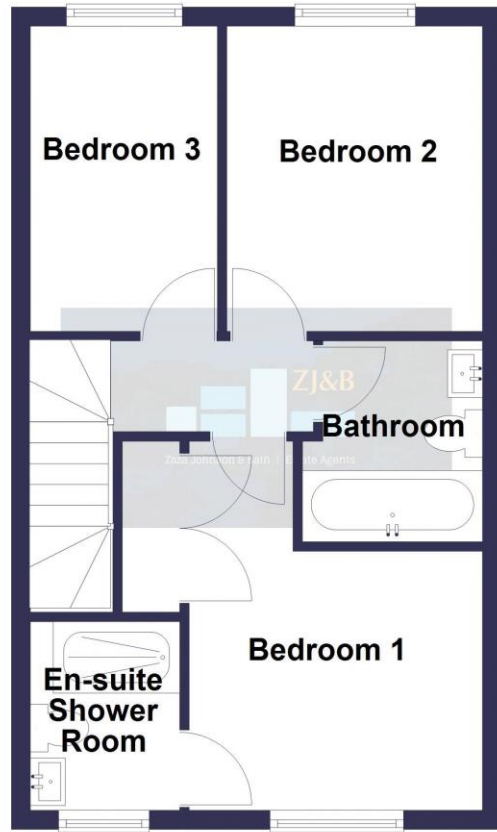
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

22/11/2024, 11:56 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

43, Whitberry Drive Boscombe, Bristol BS10 5JG	Energy rating B	Valid until 1 May 2028
		Certificate number 0354-3872-7858-9808-5065

Property type Semi-detached house
Total floor area 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-should-let-properties-meeting-minimum-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0354-3872-7858-9808-5065>

1/5



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage