



Zaza Johnson & Bath
Estate Agents

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10 Whitty Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QA

£415,000

A beautifully presented 4 bedroom detached family house. Located close to hospital, the property enjoys a large plot with most attractive gardens. The well planned accommodation provides: Generous Entrance Hall, WC, Living Room Opening Onto Gardens, Dining Room/Study, Impressive Spacious Fitted Family Kitchen/Breakfast Room. Main Bedroom With En-suite Shower Room, 2 Further Double Bedrooms, Single Bedroom, Main Bathroom, 2 Car Driveway, Detached Garage, GCH, DG. Excellent Range Of Local Facilities.



10 Whitty Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QA

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

Pitched roof entrance storm porch, double glazed composite entrance door.

Entrance Hall 17' 3" x 6' 6" (5.25m x 1.98m)

Tiled flooring, half wall panelling feature, radiator, cloaks cupboard, storage cupboard and under stairs storage cupboard.

Cloakroom/WC

Fitted with white 2 piece suite providing wash basin and WC, tiled flooring, radiator, extractor.

Living Room 16' 10" x 10' 2" (5.13m x 3.10m)

Fireplace with contemporary, designer, remote control fuel effect electric fire inset, 2 radiators, double glazed French doors lead onto attractive, well stocked rear garden, double glazed window to the front.

Dining Room/Study 10' 9" x 9' 9" (3.27m x 2.97m)

Tiled flooring, radiator, dual aspect double glazed windows to the front and side.

Kitchen/Breakfast Room 15' 0" x 15' 0" (4.57m x 4.57m)

An impressive room fitted with a comprehensive range of cream Shaker style units with wood effect laminate worktops, inset 1 1/2 bowl sink unit, tiled splash to work areas, integrated electric oven, 4 ring gas hob with splash back and filter hood, tiled flooring, double radiator, 3 double glazed windows provide excellent natural lighting and double glazed French doors lead on to rear garden.

First Floor Landing

Panelling to half wall areas, double glazed window to the rear.

Bedroom 1 15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed side and rear windows enjoying open aspects, double radiator, panelling to one wall.

En-suite Shower Room

Fitted with white 3 piece suite including fully tiled shower cubicle with Aqualisa shower unit, wash with decorative tiling around, WC, radiator, shaver socket, extractor, double glazed side window.

Bedroom 2 12' 11" x 8' 9" (3.93m x 2.66m)

Radiator, double glazed window enjoys open front aspect.

Bedroom 3 10' 5" x 9' 0" (3.17m x 2.74m)

Radiator, fitted wardrobes to alcove, dual aspect double glazed windows.

Bedroom 4 7' 5" x 7' 1" (2.26m x 2.16m)

Radiator, double glazed window overlooking delightful garden.

Main Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin with cupboard beneath, WC, deep tiled surround, radiator, extractor.

Outside

The property is approached off a private drive leading onto a tarmac driveway providing parking for 2 cars and provides access to Garage. The attractive front garden has hedging and shrub beds. External light and gated access to the rear.

Rear Garden

Approached via French doors from both the Living Room and Kitchen/Breakfast Room onto a paved patio. The majority of the garden is laid to lawn with borders containing a variety of shrubs. Large timber decking to one corner with pergola providing a lovely outside seating and entertaining area, external power points and tap. The garden is enclosed by high level wall and fencing.

Brick Built Garage

With pitched roof and up and over door.

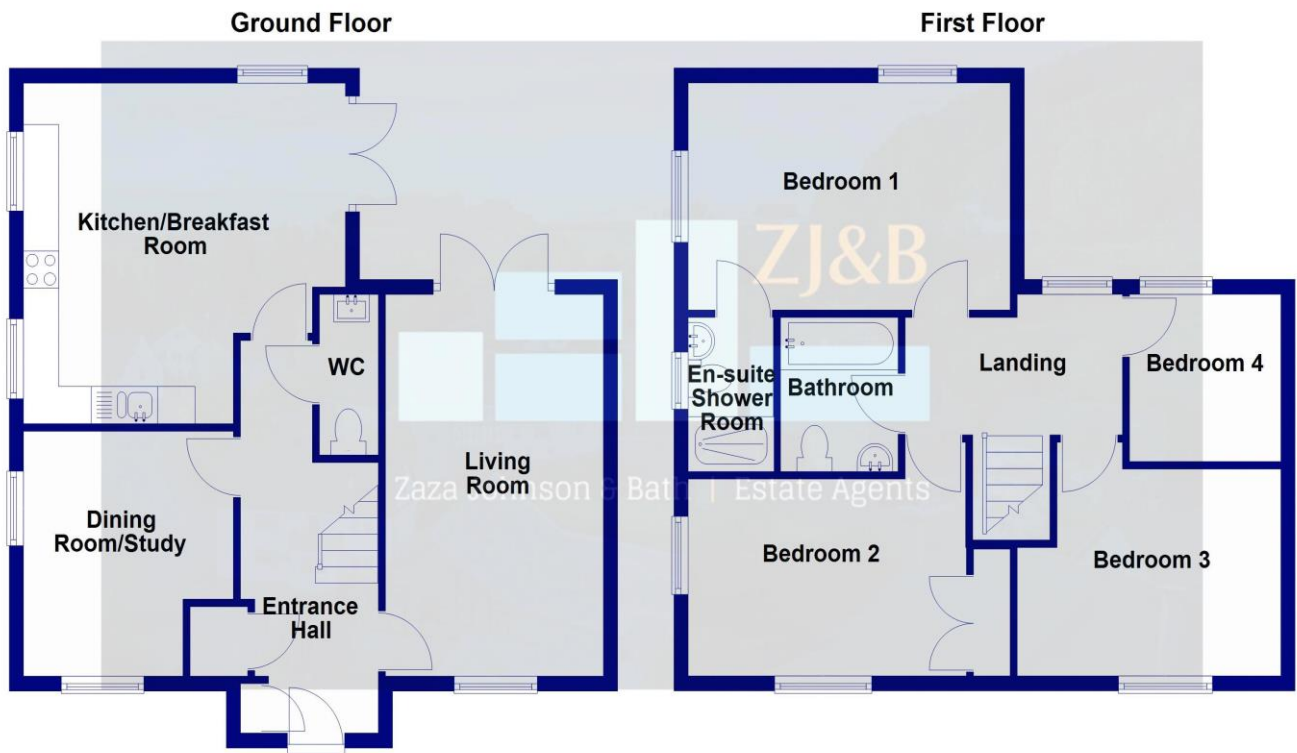
Services

We understand that Mains Water, Drainage, Gas

Council Tax Band E

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**



10 Whitty Close, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

11/06/2025, 12:10 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

10, Whitty Close Bowbrook SHREWSBURY SY5 8QA	Energy rating B	Valid until:	2 December 2025
		Certificate number:	9042-3817-7722-9005-9551

Property type	Detached house
Total floor area	113 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)



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