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Property is personal

Tipton Close, Shrewsbury



4



2



1

OIRO £375,000

- Four Double Bedrooms
- Two Bathrooms
- Large Kitchen/Diner
- Garage and Driveway
- Builders Warranty
- Great Cul-de-Sac Location
- Freehold
- EPC rating B

Because property is personal with...

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Modern Four-Bedroom Detached Home in Tipton Close - Perfect for Family Living

This beautifully presented four-bedroom detached home offers the ideal blend of modern style and practical living, making it perfect for a growing family. Located in a quiet cul-de-sac within a contemporary development, the property benefits from a builders' warranty and sits in the catchment area for highly regarded schools.

Key Features

Spacious kitchen/diner with patio doors opening to the rear garden - perfect for entertaining.

Inviting entrance hall with guest cloakroom.

Bright, yet relaxing living room featuring a bay window for natural light.

Utility room with additional storage.

Four generously sized double bedrooms, including:

Principal bedroom with dressing area and en-suite shower room.



Family bathroom with separate shower cubicle.
Integral good size single garage and driveway parking for two vehicles.
Well-maintained rear garden with lawn, flower beds, and a patio seating area.

Ground Floor

Step into a welcoming hallway leading to a stylish living room with a bay window. The heart of the home is the open-plan kitchen/diner, offering ample space for family meals and gatherings, with French doors opening onto the garden. A separate utility room and guest cloakroom complete this level.

First Floor

Upstairs, you'll find four double bedrooms of varying sizes. The principal bedroom boasts a dressing area and en-suite shower room, while the remaining bedrooms share a spacious family bathroom with a separate shower cubicle.

Outside

The property is approached via a tarmac driveway with parking for two vehicles and access to the integral garage. The rear garden is mainly laid to lawn, bordered by flower beds, and includes a patio area ideal for outdoor dining.

Location

Tipton Close is a peaceful cul-de-sac within a modern estate, close to a wide range of amenities including supermarkets, a retail park, garden centre, pubs, and takeaways. Excellent schooling options are nearby, making this an ideal family home.

Hallway 5.11m x 2.01m (16'10" x 6'7")

Guest Cloakroom 1.29m x 1.48m (4'2" x 4'11")

Living Room 4.75m x 3.01m (15'7" x 9'11")

Kitchen/Diner 2.69m x 8.18m (8'10" x 26'10")

Utility 1.26m x 1.67m (4'1" x 5'6")

Garage 6.03m x 3.01m (19'10" x 9'11")

Landing 1.05m x 3.45m (3'5" x 11'4")

Bedroom One 2.76m x 5.11m (9'1" x 16'10")

Bedroom One Dressing Area 1.43m x 2.61m (4'8" x 8'7")

Bedroom One En-suite 1.21m x 2.63m (4'0" x 8'7")





Bedroom Two 3.87m x 3.01m (12'8" x 9'11")

Bedroom Three 4.01m x 2.57m (13'2" x 8'5")

Bedroom Four 2.9m x 3.09m (9'6" x 10'1")

Bathroom 2.89m x 2.42m (9'6" x 7'11")



Ground Floor



Floor 1

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Approximate total area²

1382 ft²
128.4 m²

Reduced headroom

13 ft²
1.2 m²

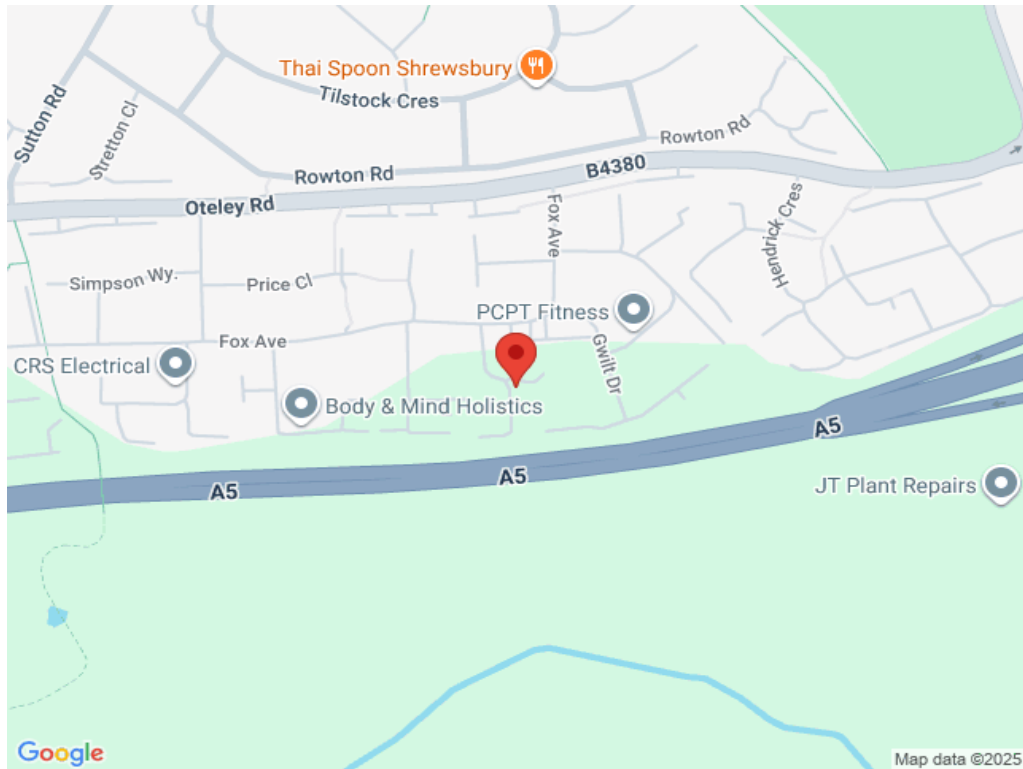
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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