



Sycamore Way, Shawbury,
Shrewsbury



OIRO £365,000

- Four Double Bedrooms
- Office/Dressing Room
- Two Bathrooms
- Garage and Parking
- Village Location
- Under NHBC Guarantee
- Freehold
- EPC rating B

Because property is personal with...

BELVOIR!



This is a fabulous modern double fronted detached four double bedroom family house, and comes with an office/dressing room and its own detached garage and driveway. It is located on the outskirts of Shawbury, home to the renowned RAF Shawbury.

The property comprises: front door entrance to spacious tiled hallway with cloakroom. To the rear of the property there is a fully fitted kitchen with gas oven and hob, fridge freezer and dishwasher; a utility room and adjacent to kitchen is a family area with French doors accessing the easy to maintain garden. To the front of the house there is also a spacious living room and across the hallway a dining room.

Upstairs there are four double bedrooms and one single bedroom. The master bedroom has an en-suite shower room and the family bathroom comes with a bath and a separate shower cubicle. Outside there is a secure garden which is mainly laid to lawn with patio and decked area, even a vegetable patch. There is also a detached single garage and driveway with off road parking for additional cars.



The property benefits from gas fired central heating, quality double glazing and is still covered by an NHBC warrantee.

Sycamore Way is within walking distance to Shawbury where there are a good range of amenities including shop, pub/restaurant, takeaways, post office, hairdressers, etc. There is also a primary school and medical practice. Shawbury is surrounded by several towns including Shrewsbury, Telford, Ellesmere, and Market Drayton. There is a bus service to all.

There is no chain above making this an attractive purchase for any buyer, do not miss out and book a viewing today.

Please note: like many new build estates, there is a small annual charge per property for the upkeep of green spaces, contact Agent for more details.

Entrance Hallway 2.17m x 5.20m (7'1" x 17'1")
Plus guest cloakroom

Play Room 3.11m x 5.19m (10'2" x 17'0")

Living Room 2.93m x 3.54m (9'7" x 11'7")

Kitchen/Dining Room 8.55m x 3.05m (28'1" x 10'0")

Bedroom One 3.23m x 4.76m (10'7" x 15'7")

En-suite 2.32m x 1.53m (7'7" x 5'0")

Bedroom Two 3.02m x 3.53m (9'11" x 11'7")

Bedroom Three 3.20m x 2.94m (10'6" x 9'7")

Bedroom Four 3.44m x 2.75m (11'4" x 9'0")

Plus built-in wardrobing

Office/Dressing Room 1.50m x 2.95m (4'11" x 9'8")

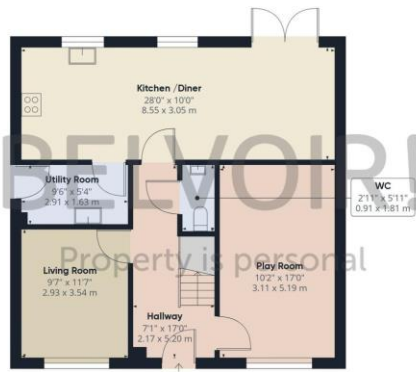
Plus built-in wardrobing

Bathroom 2.21m x 2.61m (7'4" x 8'7")

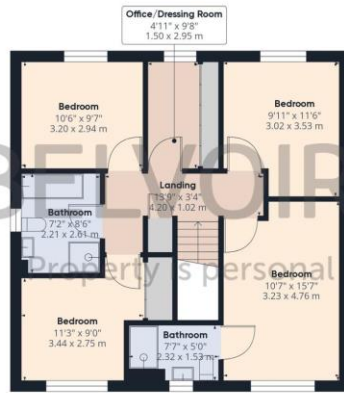
Garage 3.08m x 6.10m (10'1" x 20'0")







Ground Floor Building 1



Floor 1 Building 1

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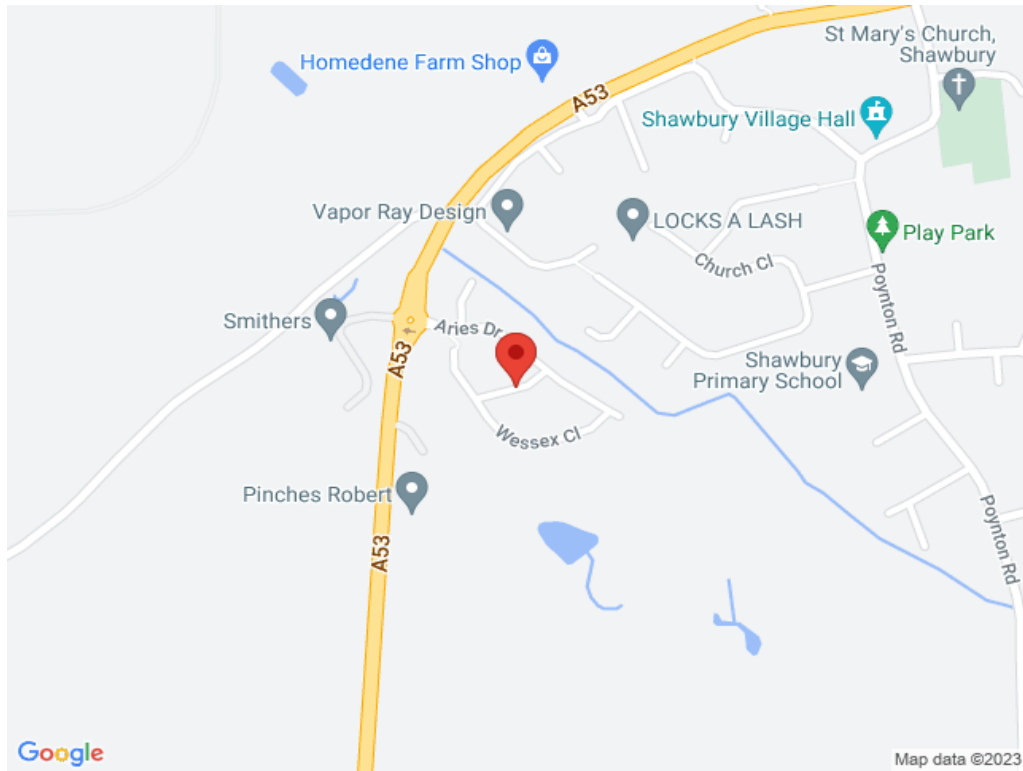
Property is personal

Approximate total area⁸
1475.76 ft²
137.1 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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