



**9, Squinter Pip Way, Bowbrook, Shrewsbury, SY5 8PX**  
£1,200 Per Month



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Most attractive recently built three double bedroom semi-detached house arranged over three floors in a sought after residential location close to Royal Shrewsbury Hospital, excellent local schools and easy access to road links. The property benefits from a large single garage and driveway parking.

Available: 17/08/24

## Description

Comprising: Entrance Hall including cloakroom, kitchen including integrated dishwasher, washing machine, fridge/freezer, oven and gas hob, breakfast bar with stools, understairs store cupboard, good sized living room with french doors to rear and dining area. Stairs to first floor landing, double bedroom benefitting from a Jack & Jill family bathroom including shower, further double bedroom. Stairs to second floor, master bedroom occupying the entire second floor, cupboard housing water cylinder, built in over-stairs cupboard, en-suite shower room, dressing area. Gas central heating, double glazing. Blind & curtains included. Single garage with electricity, rear garden, patio, driveway. EPC B



Unfurnished

Council Tax Band: C

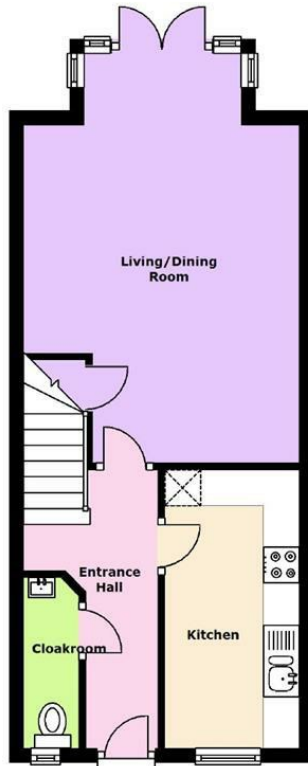
Available: 17th August 2024

EPC: B

## Floor Plans

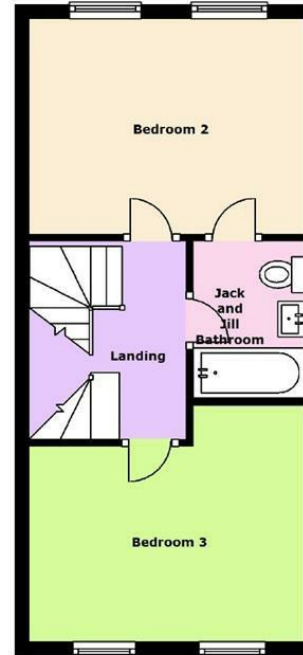
### Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



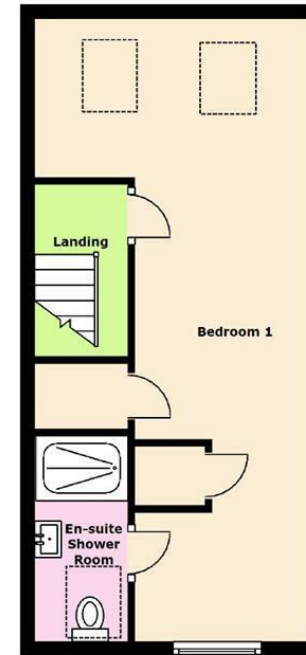
### First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



### Second Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.