



**46 Winberry Drive, Bowbrook, Shrewsbury SY5 8QN**

3 bedroom detached house — £330,000 Freehold



## 46 Whinberry Drive, Bowbrook, Shrewsbury SY5 8QN

£330,000 Freehold—3 bedroom detached house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Situated on a quiet cul-de-sac within a popular modern development, this thoughtfully designed detached house offers well-proportioned accommodation, benefitting from three double bedrooms, private garden, detached garage and driveway parking.

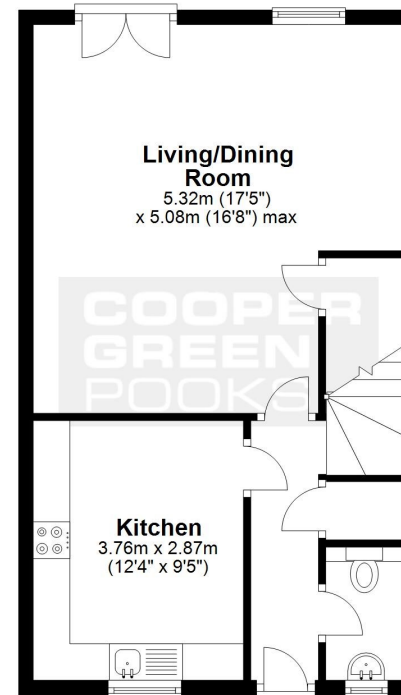
### KEY FEATURES

- Entrance hall with storage cupboard, cloakroom and staircase to a spacious landing
- Good sized kitchen/breakfast room with a stylish range of fitted units, integrated appliances, and tiled flooring
- Lovely open plan living/dining room with useful under stairs storage and glazed double doors onto the rear garden
- Master bedroom with built in wardrobes and en-suite shower room
- Two further double bedrooms and a separate well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Private rear garden, extending to side, which is laid to lawn with a large paved terrace
- Driveway providing parking and access to a detached single garage. There is also an EV charging point
- A great location, next to the conservation area and a short walk from the new Bowbrook school, as well as a 5-minute drive from Oxon and Radbrook primary schools and both Priory and Meole Brace secondary's
- Close to Royal Shrewsbury Hospital, an excellent range of amenities, road links via the bypass, and less than two miles from the town centre

[Coopergreenpooks.co.uk](http://Coopergreenpooks.co.uk)

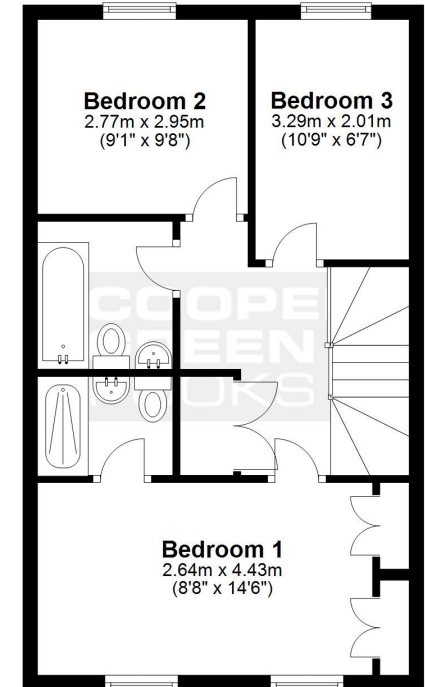
### Ground Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 91.2 sq. metres (981.2 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.

















# 46 Whinberry Drive, Bowbrook, Shrewsbury SY5 8QN

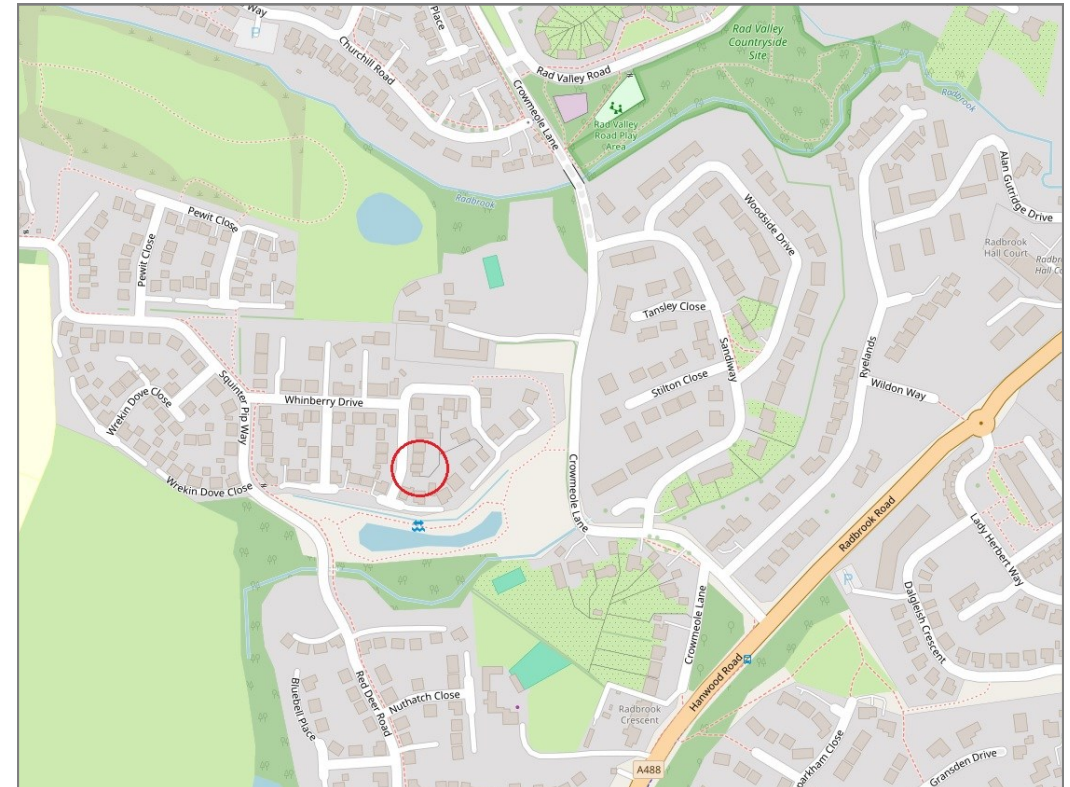
£330,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

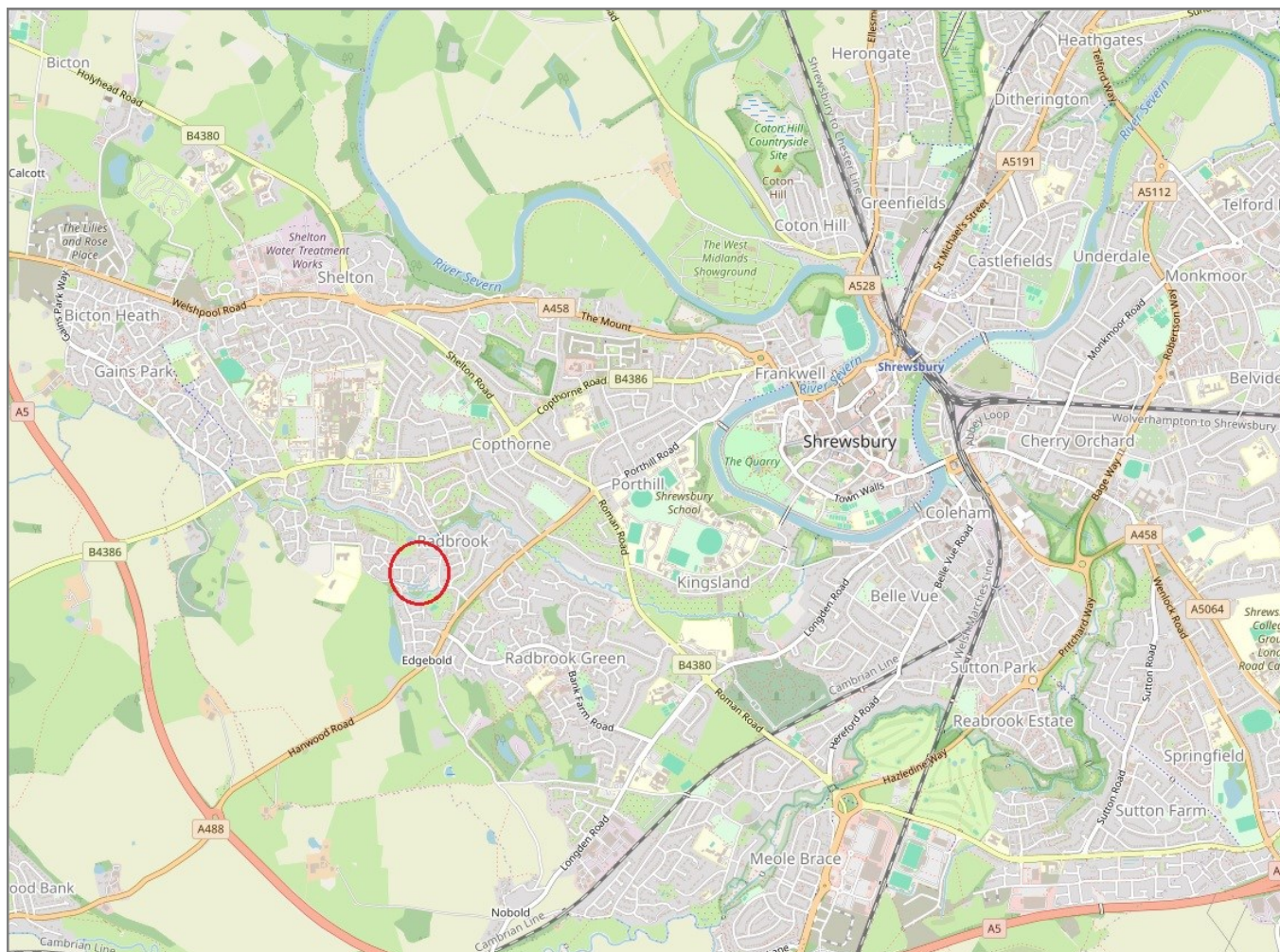


## 46 Whinberry Drive, Bowbrook, Shrewsbury SY5 8QN

Coopergreenpooks.co.uk

£330,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.