



Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

4 bedroom detached house—£900,000 Freehold

Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

Coopergreenpooks.co.uk

£900,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This beautiful detached family house has been thoughtfully designed to provide light and very stylish accommodation, finished to an exceptionally high standard throughout. The property occupies a good-sized plot within an exclusive development, benefiting from private gardens adjoining fields and woodland, plenty of driveway parking, and a detached double garage with versatile loft room above.

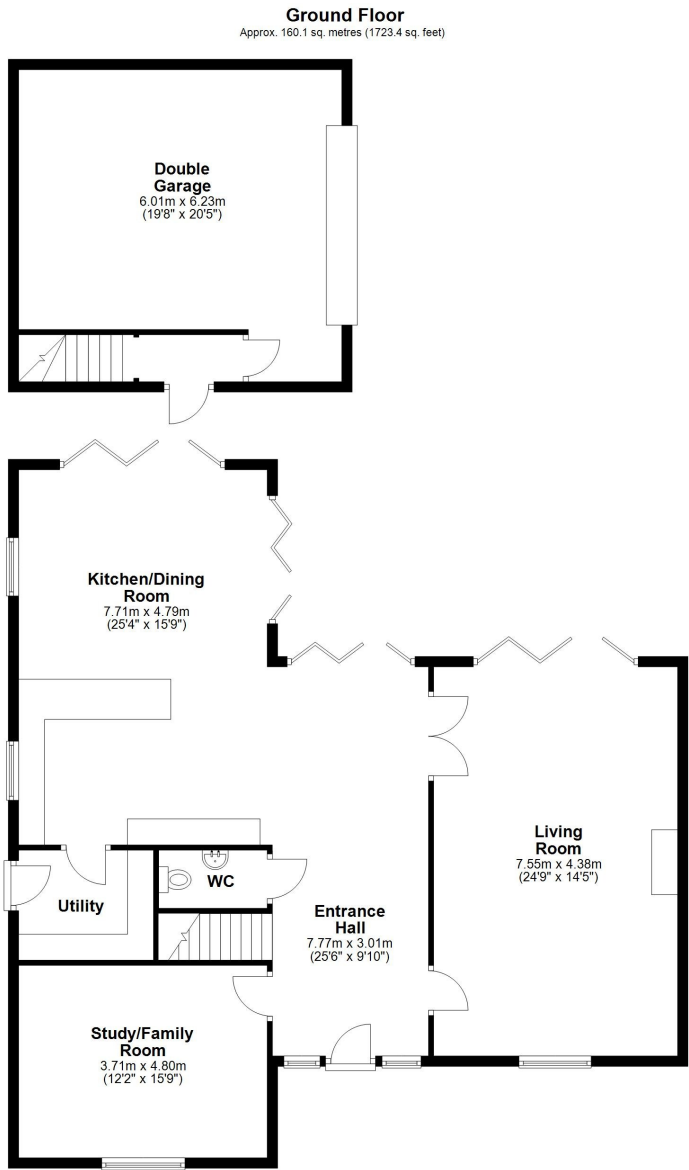
KEY FEATURES

- Impressive reception hall with cloakroom, staircase to landing and glazing to both elevations allowing plenty of natural light throughout the ground floor
- Stunning open plan kitchen/dining room with bi-folding doors to the side and rear, and access to the separate utility which has a door to the garden
- A range of well-fitted units to the kitchen, complete with integrated Neff appliances, Quartz work surfaces and breakfast bar
- Large separate living room with feature fireplace, wood burning stove and bi-folding doors onto the garden
- There is also an additional reception room, currently used as a study, but would also make a great play room or sitting room
- On the first floor is a fantastic galleried landing with glazed balustrade, making the most of the open plan layout below
- Master bedroom with well-designed dressing area, en-suite shower room with twin basins and vanity units, as well as a Juliette balcony providing views to the rear
- There are also three further double bedrooms, a family bathroom with separate shower, and an en-suite to bedroom two
- Double glazed windows and gas fired central heating, with underfloor heating at ground floor level
- Attractively landscaped private rear garden, paved for easy maintenance, with steps leading down to a good sized lawned area which adjoins the fields and woodland beyond
- The detached double garage has also been thoughtfully designed, having a versatile loft room above which has velux windows and electric heating, providing the perfect space to work from home, or to be used as a studio or additional accommodation if required
- Driveway to front providing plenty of parking, gated access to the rear garden and EV charging point. To the side of the property, there are double gates allowing vehicular access to the garage
- A great location, quietly situated within a modern and exclusive development of just 6 properties in total, a short distance from excellent local schools and shops, the Royal Shrewsbury hospital, bypass and town centre

Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

Coopergreenpooks.co.uk

£900,000 Freehold—4 bedroom detached house
sales@cgpooks.co.uk



Total area: approx. 305.9 sq. metres (3292.5 sq. feet)













Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

Coopergreenpooks.co.uk

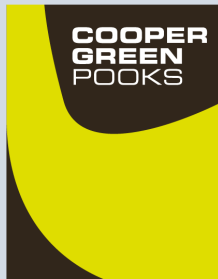
£900,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

£900,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band B
Services	All mains services are connected

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.

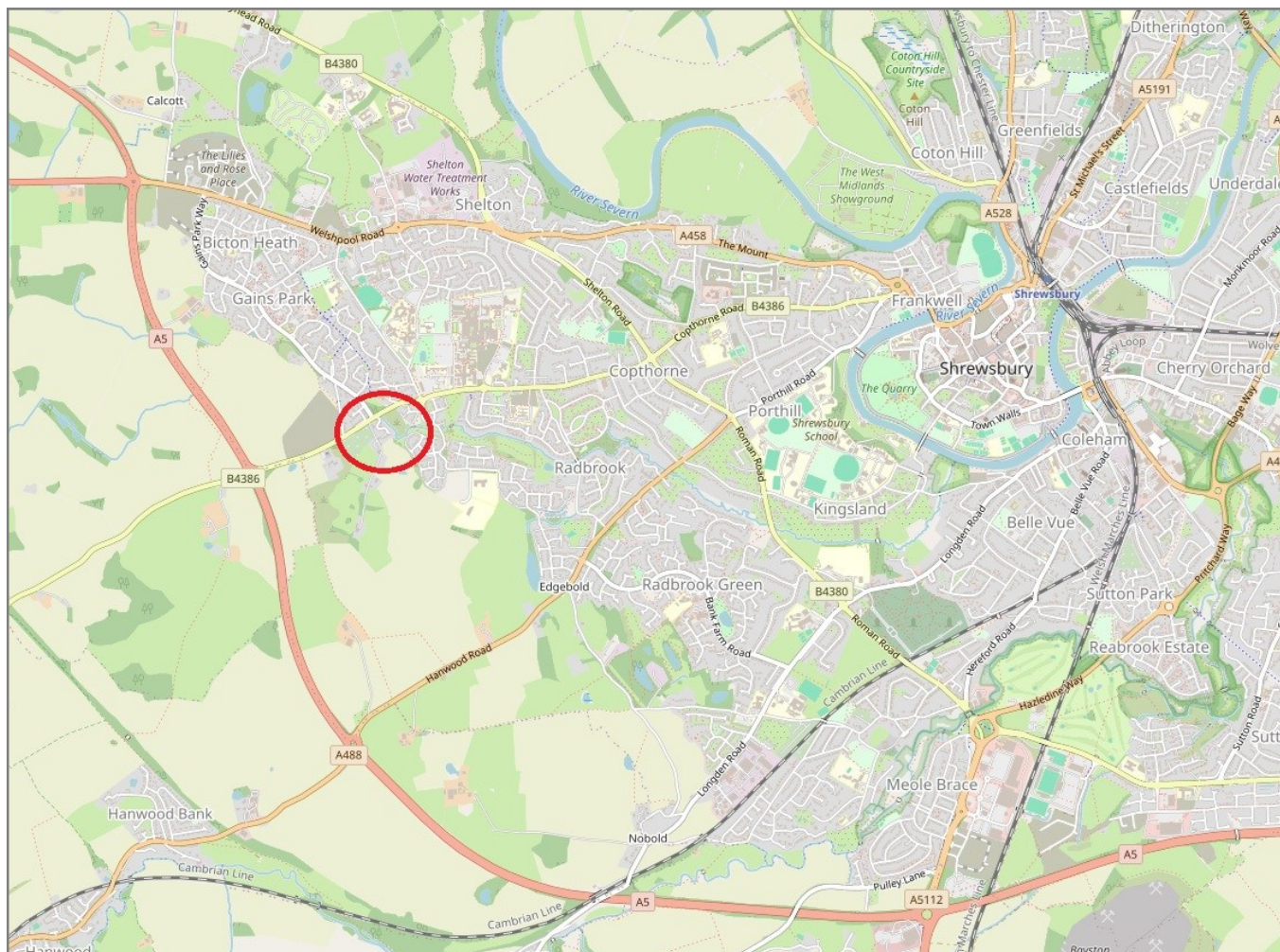
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Kynaston House, 3 The Firs, Bowbrook, Shrewsbury, SY5 8QP

Coopergreenpooks.co.uk

£900,000 Freehold—4 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.