



Plot 29, The Sparrowhawk,
Charles' View, London Road, Shrewsbury, SY5 6QT

Guide price £385,000

**SPENCER
JAKEMAN**

Plot 30, London Road, Charles' View, Shrewsbury, SY5 6QT

- A high quality new build semi-detached residence with 10 year warranty
- Attractive kitchen/breakfast room with a range of integrated appliance, modern soft close units and stylish worktops
- Four good bedrooms boasting airy accommodation throughout
- Contemporary family bathroom and luxury en-suite with feature tiling and quality white suites
- Driveway to the front for numerous vehicles and garage with up and over door
- Enclosed rear garden with delightful patio area
- Solar PV panels, electric car charger and air source heat ump
- popular locality with easy access onto the A5, which links through to the M54 motorway to Telford and to the West Midlands Conurbations

A stylish detached family residence, providing well-proportioned free-flowing accommodation throughout. The property boasts a number of features including: Air source heating, Underfloor heating to the ground floor, Electrical car charging point, and Solar PV panels. The ground floor offers an entrance hallway with guest W.C cloakroom, which leads to the spacious living room and an open plan kitchen/breakfast room, which contains a number of integrated appliances, attractive units with quality worktops and has the benefit of double glazed french doors leading out to rear patio.





To the first floor, there are four generous bedrooms, the principal benefits from a luxury en-suite shower room with feature tiling, whilst the remaining three are served by the family bathroom. To the rear is an sizeable garden enclosed by perimeter fencing and delightful patio ideal for outdoor dining. To the front is garage with up and over door, block paved driveway for numerous vehicles and lawn area. Viewing is recommended to appreciate the accommodation on offer.

Location

Charles View is a superb new build development, positioned to the south easterly side of the town. The development sits in a highly desirable residential area just off London Road, with a number of amenities close by, which include shops, Shrewsbury College and Prestfelde Preparatory School. Shrewsbury town centre is easily accessible and provides a comprehensive shopping centre, range of social and leisure facilities, together with a rail service. Commuters have excellent access from London Road directly onto the A5, which links through to the M54 motorway to Telford and the West Midlands Conurbations.





Entrance Hallway

W.C.

Store

Living Room 17' 1" x 9' 11" (5.20m x 3.03m)

Kitchen/Breakfast Room 19' 7" x 10' 11" (5.97m x 3.34m)

Stairs rising from first floor hallway to first floor landing

Bedroom One 12' 2" x 11' 5" (3.71m x 3.47m)

En-suite

Bedroom Two 13' 0" x 12' 2" (3.95m x 3.71m)

Bedroom Three 13' 0" x 7' 1" (3.95m x 2.16m)

Bedroom Four 11' 5" x 7' 3" (3.47m x 2.20m)

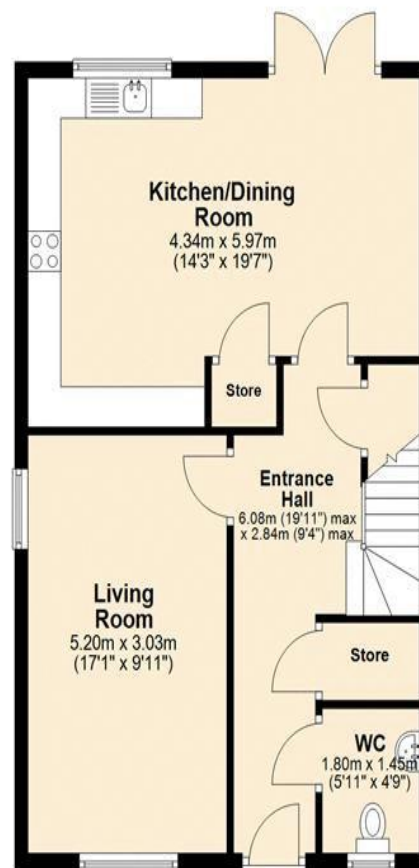
Family Bathroom

Garage



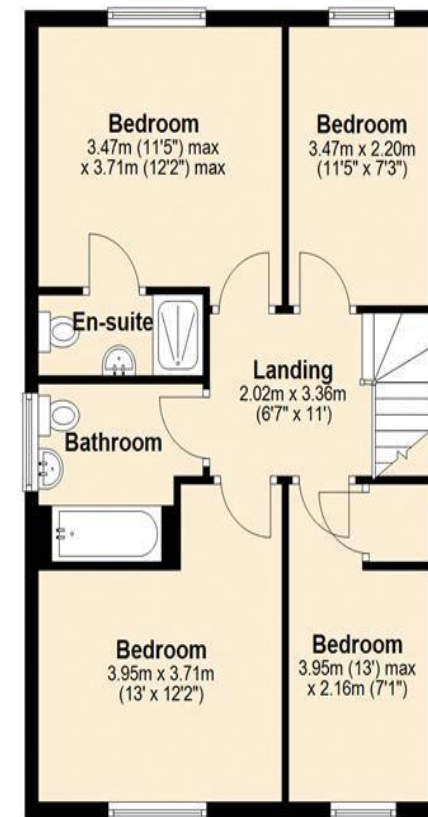
Ground Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)

The floorplans provided are for illustrative purposes only.
All dimensions, layouts, and designs are approximate and may vary
from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding
the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or
construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features.
Plan produced using PlanUp.

From Shrewsbury town centre, proceed over the English Bridge, continue on through Abbey Foregate and up to the Column Roundabout. Take the second exit along London Road and proceed past Shrewsbury College and the Charles View Development will be identified after a short distance on the left hand side.

Cornovii are a Shropshire based developer, building beautifully deigned homes to a high specification, utilising systems that are sustainable. Charles View is an all electric development, which will no doubt produce excellent and wide market appeal, providing a mixture of two, three and four bedroom homes.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.