



SAMUEL WOOD

4 Squinter Pip Way, Bowbrook, Shrewsbury, Shropshire, SY5 8PY

Offers In The Region Of £440,000



4 Squinter Pip Way

Bowbrook, Shrewsbury, Shropshire, SY5 8PY



- Beautifully Presented Family Home
- Sought After Location
- Spacious Reception Rooms
- Garage & Driveway
- Gas Central Heating
- Four Generous Sized Bedrooms
- Delightful Enclosed Garden
- Family Bathroom & En-Suite
- Contemporary Layout
- EPC Rating B

Situated within a popular residential area, this contemporary detached property offers an ideal blend of modern living and convenience. Situated near amenities, The Royal Shrewsbury Hospital, reputable schools, and well-connected road links, it presents an opportunity for comfortable family living. This stylish property is being sold with no upward chain, viewing is recommended by the selling agent.

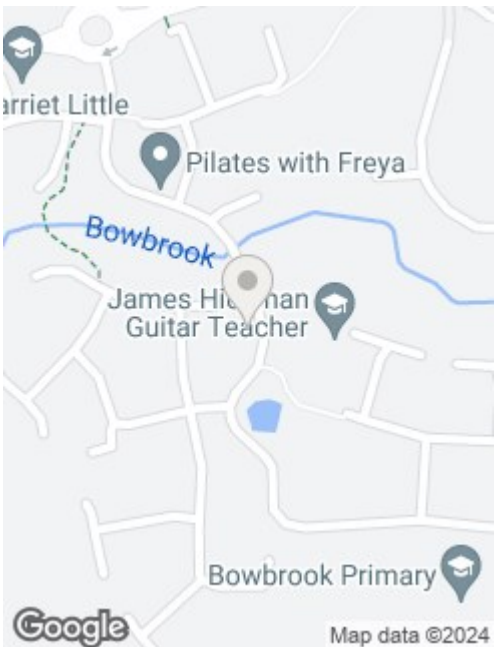
Located at 4 Squinter Pip Way, this charming residence offers a blend of modern comfort and practicality. Upon entry, the reception hall welcomes you into the home, leading seamlessly to the elegant dining room and family room, both positioned at the front of the property. The living room has French doors which extends the living space outdoors to the delightful gardens, creating a perfect setting for indoor-outdoor living. The upgraded breakfast kitchen, complete with integrated fridge/freezer, presents a culinary haven, while the adjacent utility and cloakroom WC add convenience to daily routines.

Ascending to the first floor, the accommodation continues to impress with a family bathroom and four generously proportioned bedrooms. The main bedroom benefits from an en-suite shower room, offering a private retreat within the home. Each bedroom boasts ample space for relaxation and storage, ensuring comfort for the entire household.

Externally, the property is equally inviting, with a two-car driveway leading to a garage for convenient parking. The neatly kept front garden features a dwarf hedge border, plants and shrubs, adding to the property's kerb appeal. The enclosed rear garden offers a serene oasis, featuring a lawn, patio, and decking area ideal for outdoor gatherings or peaceful moments of solitude. The potential addition of a hot tub, negotiable with the seller, presents an opportunity for luxurious relaxation in the comfort of home.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: tbc

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor

Floor area 71.4 m² (768 sq.ft.)



First Floor

Floor area 62.0 m² (667 sq.ft.)

TOTAL: 133.3 m² (1,435 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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