

33 Whinberry Drive Bowbrook Shrewsbury SY5 8QL



3 Bedroom House - Semi-Detached
Asking Price £335,000

The features

- DOUBLE FRONTED SEMI DETACHED
- RECEPTION HALL WITH CLOAKS/UTILITY
- LIVING/DNING/KITCHEN WITH APPLIANCES
- 2 FURTHER BEDROOMS AND BATHROM
- VIEWING HIGHLY RECOMMENDED
- ATTRACTIVELY PRESENTED ACCOMMODATION
- LOVELY LIGHT LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE, PARKING AND LANDSCAPED GARDEN
- EPC RATING B



BACK ON THE MARKET

*** ENVIABLE LOCATION ***

A larger than average 3 bedroom double fronted semi detached house occupying an enviable corner position with open aspect to the side.

Set on this popular development, ideal for commuters with ease of access to the A5 M54 motorway network and a short stroll from the Royal Shrewsbury Hospital.

For families there are excellent facilities including schools, supermarket, shops, doctors, takeaway's, restaurants and public houses on hand.

Reception Hall with Cloakroom, lovely light Lounge, open plan Living / Dining / Kitchen with appliances, Principal Bedroom with en suite, 2 Bedrooms and Bathroom.

The property has the benefit of high energy efficiency, double glazing, gas central heating, driveway and garage along with enclosed Rear Garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies a truly enviable location tucked away in a quiet cul de sac location with lovely open aspect. Set on the Southern edge of the Town Centre ideally placed for access to the Royal Shrewsbury Hospital and A5/M54 motorway network. There are excellent facilities on hand including shops, schools, supermarkets, doctors and regular bus service to the Town Centre.

RECEPTION HALL

Covered entrance with outside light and door opening to Reception Hall off which lead

CLOAKROOM/UTILITY

With WC and wash hand basin. Cupboard housing washing machine with work surface over and adjacent cloaks cupboard. Complementary tiling, radiator.

LOUNGE

A lovely room, naturally well lit by 3 windows which provide a pleasant open aspect, media point, radiator.

LIVING/DINING/KITCHEN

Again a lovely light room with dual aspect windows to the side and front and double opening French doors leading onto the Garden, perfect for outdoor entertaining. The Dining Area has a walk in bay window. The Kitchen is comprehensively fitted with range of white fronted units incorporating one and half bowl sink unit with mixer taps set into base cupboard. Further range of matching cupboards and drawers with built in dishwasher and inset 4 ring gas hob unit with pan drawers beneath and extractor hood over. Built in double oven and grill with cupboards above and below and integrated fridge freezer with matching fascia panels, range of eye level wall units. Recessed ceiling lights, tiled floor, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to Galleried style landing with access to roof space, window to the front, radiator.

PRINCIPAL BEDROOM

With bay window providing open aspect, built in wardrobe, radiator.

EN SUITE SHOWER ROOM

With walk in shower cubicle, direct mixer unit, wash hand basin and WC. Complementary tiling, heated towel rail, window to the side.

BEDROOM 2

With window overlooking the front, radiator.

BEDROOM 3

With window to the side, radiator.

BATHROOM

A well appointed room with suite comprising panelled bath with direct mixer shower over, wash hand basin and WC. Complementary tiled surrounds, recessed ceiling lights, heated towel rail.

OUTSIDE

The Rear Garden is a particular feature of the property, offering a good level of privacy and laid to paved sun terraces, perfect for dining alfresco, shaped lawn. Parking and leading to GARAGE with up and over door, power and lighting and personal door to the rear garden.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

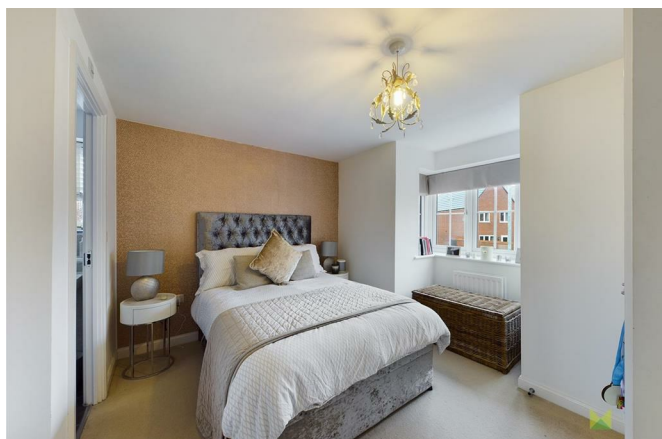
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and

11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





MONKS



33 Whinberry Drive, Bowbrook, Shrewsbury, SY5 8QL.

3 Bedroom House - Semi-Detached
Asking Price £335,000





Judy Bourne

Director at Monks
 judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
 Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.