



The Crown Collection

Proudly presented by Monks



Plowden House 1 The Firs
Bowbrook Shrewsbury
SY5 8PG

4 bedroom House - Detached property
Offers in the region of £760,000

For homes with
that royal touch.



Occupying an enviable courtyard location on the edge of the Town Centre ideally placed for access to the A5/M54 motorway network and Royal Shrewsbury Hospital. There are excellent facilities on hand including Shops, Schools, Doctors, Restaurants and Public Houses along with a regular bus service to the Town Centre. Shrewsbury - The County Town, has it all. Accessed via the English and Welsh Bridges which cross the meander of the River Severn and cradles the Quarry Park, home to the famous Shrewsbury Flower Show. The Town boasts an array of shopping facilities with national stores along with historic streets filled with beautiful independent stores. Award winning restaurants, bistro's, cafe's and bars line the Town and the Theatre Severn hosts local, professional and international acts, providing the perfect evening out. Shrewsbury is



*** A TRULY STUNNING HOME - VIEWING ESSENTIAL ***

Plowden House is a beautifully presented home which has been thoughtfully designed for today's modern lifestyle and offered for sale with no upward chain.

Offering great flexibility of living and finished to an exceptional standard of specification approximately 18 months ago by reputable local developers. Set on the Southern edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation which truly must be viewed to be fully appreciated briefly comprises, impressive and inviting Reception Hall with Cloakroom, Family Room, Lounge with feature log burner, open plan Living/Dining/Kitchen with beautifully fitted Kitchen and Living area with log burner, each of which benefit from bi-fold doors opening onto the rear sun terrace and large Utility Room. The Principal Bedroom features a Juliette style balcony, en suite and fabulous Dressing Room, 3 further double Bedrooms, jack and jill style en suite and well appointed family Bathroom.

For those who work from home there is a self contained Home office above the Double Garage. Landscaped wrap around Gardens with large paved entertaining areas.

High energy efficiency with underfloor heating throughout the Ground Floor and Bathrooms.

VIEWING ESSENTIAL.

Plowden House 1 The Firs
Bowbrook Shrewsbury
SY5 8PG





LOCATION

Occupying an enviable courtyard location on the edge of the Town Centre ideally placed for access to the A5/M54 motorway network and Royal Shrewsbury Hospital. There are excellent facilities on hand including Shops, Schools, Doctors, Restaurants and Public Houses along with a regular bus service to the Town Centre.

Shrewsbury - The County Town, has it all. Accessed via the English and Welsh Bridges which cross the meander of the River Severn and cradles the Quarry Park, home to the famous Shrewsbury Flower Show.

The Town boasts an array of shopping facilities with national stores along with historic streets filled with beautiful independent stores. Award winning restaurants, bistro's, cafe's and bars line the Town and the Theatre Severn hosts local, professional and international acts, providing the perfect evening out.

Shrewsbury is home to a new university, along with a wide choice of schooling including the famous Shrewsbury School. There is ease of access to the motorway networks and the Railway Station which has direct links to London.

RECEPTION HALL

Covered entrance with outside lighting and door opening to Impressive Reception Hall which is naturally well lit by full height windows and feature vaulted ceiling with roof lights. Useful cloaks storage tiled flooring.

CLOAKROOM

fitted with wash hand basin set into vanity unit with storage beneath and backlit wall mirror over, concealed WC with tiled surround, tiled flooring.

FAMILY ROOM/STUDY

A great multi purpose room with window overlooking the front. tiled flooring, media point.

LOUNGE

feature bi-folds doors opening onto the rear garden and sun terrace and further window to the side. Chimney breast housing cast iron log burner set onto hearth, media points, tiled flooring. Double opening doors to

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for those who love to entertain and offering great versatility of living which suits today's modern lifestyle.

SITTING AREA

Featuring a second chimney breast housing cast iron log burner and having bi-fold doors opening onto the covered sun terrace.

DINING AREA

The perfect hosting space with bi-folds doors opening onto the paved sun terrace - bringing the outside in for alfresco dining. Tiled flooring.

KITCHEN/BREAKFAST AREA

Beautifully fitted with handmade units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Comprehensive range of matching cupboards and drawers with solid work surfaces over and having integrated dishwasher, fridge and freezer each with matching fascia panels and concealed plinth mood lighting. Range style cooker with extractor hood over and array of cutlery and pan drawers with breakfast bar overhang with seating for 4. Well lit with windows to the front and side, tiled flooring.

UTILITY ROOM

with continuation of units to complement the Kitchen and incorporating space for appliances. Tiled flooring.

FIRST FLOOR GALLERIED LANDING

From the Reception Hall, staircase with glazed balustrading leads to the impressive Galleried Landing with full height ceiling fitted with roof lights and a lovely backdrop of the Reception Hall. Airing Cupboard and access to roof space.

PRINCIPAL BEDROOM

A lovely principal suite benefitting from double opening French doors with full height glazing to the sides and Juliette style balcony providing an aspect over the Garden. Walk in Dressing area with hanging rails and shelving. Media points, radiator.

ENSUITE

Which will be beautifully fitted with contemporary suite comprising large walk in shower with direct mixer shower with drench head, wash hand basin set into vanity unit with storage beneath and wall hung concealed WC. Complementary tiled surrounds, heated towel rail and under floor heating.

DRESSING ROOM

A well appointed room which has been comprehensively fitted with full range of Ladies and Gentlemen's wardrobes, drawer units and display shelving. Window to the rear, radiator.

BEDROOM 2

with window overlooking the rear garden, fitted double wardrobe, media point, radiator.

JACK AND JILL STYLE ENSUITE

with large walk in shower cubicle with direct mixer shower and drench head, wash hand basin set into vanity unit with storage beneath and backlit mirror over, wall hung concealed WC. Complementary tiled surrounds, heated towel rail/radiator, tiled flooring with underfloor heating. Window to the side.

BEDROOM 3

with window overlooking the front, fitted double wardrobe, media point, radiator.

BEDROOM 4

with window to the front, radiator.

FAMILY BATHROOM

Beautifully appointed with suite comprising free standing oval shaped bath, walk in shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity with storage beneath, wall hung concealed WC. Complementary tiled surrounds, heated towel rail, underfloor heating, window to the side.

DOUBLE GARAGE AND HOME OFFICE

Detached Double Garage with electrically operated doors, power and lighting. Enclosed staircase leading up to the purpose built Home Office with two velux roof lights, LVT flooring and panel heaters.

OUTSIDE

The property occupies an enviable position on the edge of this private and select development of just 6 homes. Approached through arched brick entrance which



leads around to the personal driveway which provides parking for several cars and leads to the Garage. The Gardens are a particular feature of the property and wrap themselves around the house with extensive lawned areas to the front and side which are well screened by hedging, specimen trees and fencing. The rear has been designed for ease of maintenance and outdoor entertaining with a large Indian stone paved terrace and covered pergoda area. Outside lighting, power and cold water tap.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that mains water, drainage and electricity are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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

Approximate total area[®]
 2844.88 ft²
 264.3 m²

Reduced headroom
 10.87 ft²
 1.01 m²

Excluding balconies and terraces.

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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 1HL

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	90
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.