

4 Woodwynd Close Bowbrook Shrewsbury SY5 8PZ



4 Bedroom House - Detached
Offers In The Region Of £425,000

The features

- IMPRESSIVE 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- NO UPWARD CHAIN
- RECEPTION HALL WITH UTILITY/CLOAKROOM
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN. VIEWING RECOMMENDED
- ENVIABLE POSITION ON THE EDGE OF THIS POPULAR DEVELOPMENT
- LOUNGE, STUDY, OPEN PLAN LIVING/DINING/KITCHEN
- GOOD SIZED PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND PARKING
- EPC RATING B



*** WONDERFULLY PROPORTIONED 4 DOUBLE BEDROOM DETACHED HOME ***

This spacious 4 bedroomed detached home offers great accommodation, perfect for a growing family, those who love to entertain or work from home.

Occupying an enviable position on the edge of this much sought after development, ideal for commuters with ease of access to the A5/M54 motorway network and a stones throw from the Royal Shrewsbury Hospital.

Reception Hall with Cloakroom/Utility, Home office/Study, good sized Lounge, excellent Living/Dining/Kitchen, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, single garage and good sized enclosed rear garden.

Viewing highly recommended and no upward chain.

Property details

LOCATION

The property occupies an enviable position on the edge of the Town, ideally placed for the Royal Shrewsbury Hospital and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, supermarket, schools, doctors, restaurants and public houses and regular bus service to the Town Centre.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall, useful under stairs storage, radiator.

CLOAKROOM/UTILITY

With WC and wash hand basin. Range of fitted base units with work surface over and space beneath for appliances. Tiled floor, radiator.

LOUNGE

A spacious room with walk in bay window overlooking the front, media point, radiators. Double opening doors to

HOME OFFICE/STUDY

With window overlooking the front, radiator.

LIVING/DINING/KITCHEN

An excellent sized room, perfect for those who love to entertain, running across the width of the property. The Living/Dining area features double opening French doors leading onto the garden. The Kitchen is attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer, both with matching fascia panels. Inset 5 ring hob with extractor hood over and cutlery and pan drawers beneath and built in double oven and grill with cupboards above and below. Matching range of eye level wall units, tiled flooring, window overlooking the rear. Radiators.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

A good sized room with walk in bay window to the front, fitted double wardrobe with mirror fronted sliding doors, media point, radiator.

EN SUITE SHOWER ROOM

With suite comprising large shower cubicle with direct mixer shower, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

BEDROOM 2

With window to the front, radiator.

BEDROOM 3

With window to the rear, radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the side.

OUTSIDE

The property is approached over driveway with parking and leading to the single Garage. To the front of the property are established shrub beds. Side pedestrian access to the rear garden which is of a good size and laid to lawn with paved sun terrace and enclosed with wooden fencing.

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 all main services 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 'My Simple Mortgage' 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](https://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.

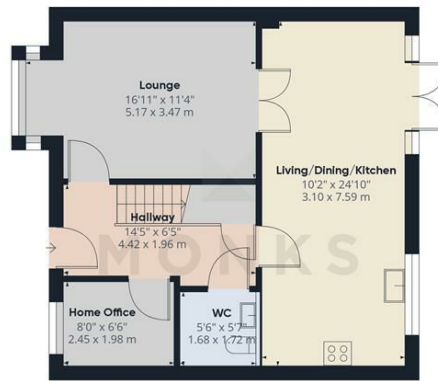
NEED TO CONTACT US

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.

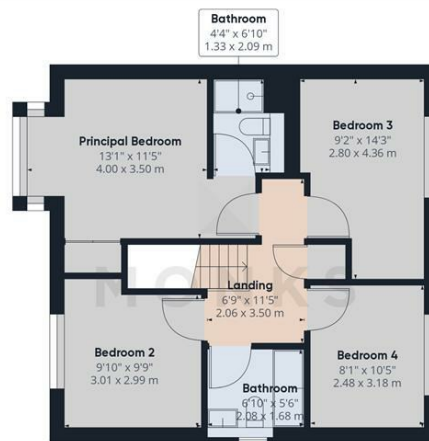
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Floor 0



Floor 1

Approximate total area
1263.8 ft²
117.41 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



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		94
(81-91) B	85	
(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 (CO₂) 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	

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