

3 Collingwood Drive, Bowbrook, Shrewsbury, Shropshire,  
SY3 5HP

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**Offers In The Region Of £415,000**

Viewing: strictly by appointment  
through the agent



Occupying a pleasing and slightly elevated position, with a lovely aspect towards local farmland and beyond. This is a well presented, spacious and improved four bedroom detached house. The property is situated within this popular residential location, easy reach to excellent local amenities, the Royal Shrewsbury Hospital and local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, refitted cloakroom, bay fronted lounge, bay fronted dining room, refitted kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, refitted family bathroom, front and rear enclosed gardens, driveway and garage, UPVC triple double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Reception hallway**

Having wood effect flooring, open fronted under-stairs store cupboard, radiator, service door to garage.

Door from reception hallway gives access to:

**Refitted cloakroom**

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, part tiled to walls, UPVC triple glazed windows to front, wood effect flooring.

Door from reception hallway gives access to:

**Bay fronted lounge**

14'8 x 13'3 max into bay  
Having walk-in bay with double glazed French doors giving access to rear gardens with UPVC triple glazed windows to side, radiator, contemporary log effect gas fire set to a marble style hearth with contemporary fire surround, coving to ceiling.

Door from reception hallway gives access to:

**Bay fronted dining room**

13'0 max into bay x 8'9  
Having walk-in bay with range of UPVC triple glazed windows offering a pleasing aspect, wood effect flooring, coving to ceiling, radiator.

Door from reception hallway gives access to:

**Refitted kitchen/breakfast room**

14'4 max x 9'2 max  
Having replaced eye level and base units with built-in cupboards and drawer, integrated double oven, four ring gas hob, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, UPVC triple glazed window to rear and side of property, triple glazed door giving access to side of property, tiled floor, tiled splash surrounds, recessed spotlights to ceiling, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having loft access, shelved storage cupboard.

Doors from first floor landing then give access to: Four bedrooms and refitted family bathroom.

**Bedroom one**

12'13 excluding recess x 10'8  
Having three UPVC triple double glazed windows offering a pleasing aspect, range of fitted wardrobes, radiator.

Door to:

**En-suite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC triple double glazed window to front, recessed spotlights to ceiling.

**Bedroom two**

12'5 max into recess reducing down to 10'4 min x 8  
Having UPVC triple double glazed window to rear, radiator, built-in double wardrobe.

**Bedroom three**

8'11 x 8'4  
Having UPVC triple double glazed window to rear, radiator, built-in wardrobe.

**Bedroom four**

8'11 x 7'0  
Having UPVC triple double glazed window to rear, fitted shelved storage cupboard, radiator.

**Refitted bathroom**

Having a modern suite comprising: panel bath with electric shower over and glazed shower screen to side, wall hung wash hand basin with storage drawers below, low flush WC, tiled to walls, wall mounted mirror, recessed spotlights and extractor fan to ceiling, wall hung radiator.

**Outside**

The property occupies a pleasing slightly elevated position having a brick edge driveway to the front which leads to the garage having up and over door. The front gardens are laid to lawn.

Side access then leads to the property's:

**Rear gardens**

Having generous size paved patio, tiered lawn gardens with inset shrubs, plants and bushes with paved pathway, timber garden shed. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been

verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

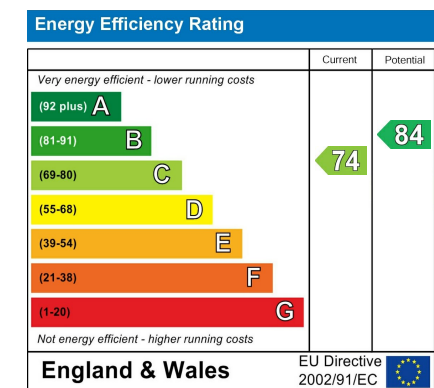
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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



## FLOORPLANS

