

5 Rowton Road, Shrewsbury, Shropshire, SY2 6EX

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An immaculately presented, much improved and spacious, three / four bedroom detached house, offering versatile living accommodation throughout. The property occupies a pleasing generous size plot, and is located within this popular residential location, within easy reach of good local amenities, the Reabrook Nature Reserve, Meole Brace retail park and the Shrewsbury town centre. Commuters will also be pleased to know that access to the local bypass is readily accessible, which in turn links up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, lounge, attractive refitted kitchen / diner with a range of built-in appliances, ground floor bedroom, sitting room / ground floor bedroom, modern refitted ground floor bathroom, first floor landing, two bedrooms, modern ensuite shower room, front and generous size landscaped rear enclosed gardens, driveway, detached brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Composite double glazed entrance door with glazed windows to side, with fitted blinds give access to:

Reception hallway

Having under-stairs storage cupboard, tiled floor, radiator and recessed spotlights to ceiling.

Door from reception hallway gives access to:

Attractive refitted kitchen / diner

15'10" x 12'2"

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, microwave combination oven, fridge freezer, washing machine and four ring gas hob, fitted wooden worktops with inset stainless steel sink drainer with mixer tap over, recessed spotlights to ceiling, contemporary wall hung radiator, UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, tiled floor.

Wooden framed glazed doors from kitchen / diner give access to:

Lounge

15'11 x 9'10

Having UPVC double glazed window to front with fitted shutters, engineered oak flooring, radiator.

Door from reception hallway gives access to:

Sitting room / bedroom

11'1 x 10'4

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, radiator, engineered oak flooring.

Door from reception hallway gives access to:

Bedroom

10'10 x 10'5

Having UPVC double glazed window to front, radiator, engineered oak wooden flooring.

Door from reception hallway gives access to:

Refitted bathroom

Having a modern white suite comprising: P-shaped paneled bath with drench shower over, with glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden

cistern, tiled floor, tiled to walls, UPVC double glazed window to rear, radiator, recessed spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing

Having eaves storage, part glazed panel doors then give access to: Two further bedrooms

Bedroom

13'10 x 12'2

Having exposed wooden flooring, UPVC double glazed window to front, radiator.

Bedroom

13'8 x 12'2

Having large fitted wardrobe, exposed wooden flooring, UPVC double glazed window to front.

From bedroom, access is given to:

Ensuite shower room

Having tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, heated chrome style towel rail, tiled to walls, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawn garden, with stone section, with paved pathway giving access to front entrance door. To the side of this, there is a generous driveway, which gives access to a:

Detached brick built garage

17'0 x 9'10

Having electrically operated roller door with fitted power and light. UPVC double glazed window and side door.

Rear garden

The rear garden to the property are exceptionally well kept, having a large Indian sandstone paved sun terrace, lawned garden, paved patio area, outside cold tap and lighting point, inset shrubs and bushes. The rear garden is fully enclosed.

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.

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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

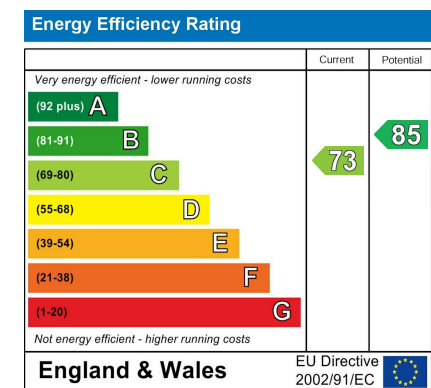
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

