



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

16 Winberry Drive, Bowbrook, Shrewsbury, SY5 8QN

**£325,000 Offers
In Excess Of**

To view this property please call us on **01743 236 800** Ref: T7387/GM/KQ

A well presented and neatly kept, modern, three bedroom detached house.

This well presented and neatly kept, modern, three bedroom detached house provides well planned and well proportioned accommodation throughout, briefly comprising; entrance hall, cloakroom, spacious kitchen/dining room, lounge, master bedroom with en suite shower room, two further bedrooms and bathroom. Neatly kept front and rear gardens. Garage and parking for two cars. The property benefits from gas fired central heating and PVCu double glazing.

The property is pleasantly situated on this well established residential development within easy reach of excellent local amenities including good schools, local shops, a frequent bus service to the town centre, the Royal Shrewsbury Hospital and within easy access to the Shrewsbury by-pass with M54 motorway link.



FLOOR PLANS



Total area: approx. 1126.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Modern white suite comprising;
Wash hand basin, wc
Tiled floor

LIVING ROOM

10'10" x 17'9" (3.30m x 5.41m)
French doors to rear garden
Window to the front

KITCHEN / DINING ROOM

18'4" x 11'6" (5.59m x 3.51m)
Fitted with a range of matching wall and base units comprising of
cupboards and drawers with worktops over and matching upstands.
Range of integrated appliances including four ring hob with extractor
over and oven beneath
Dishwasher and fridge freezer
Windows to the front
French doors to rear garden
Wood effect flooring

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

10'7" x 14'3" (3.23m x 4.34m)
Window to the front with a delightful outlook



EN SUITE SHOWER ROOM

Modern white suite comprising;
Double width tiled shower cubicle
Pedestal wash hand basin, tiled splash, wc
Tiled floor
Wall mounted heated towel rail

BEDROOM 2

13'1" x 10'10" (3.99m x 3.30m)
Window to the front with a delightful outlook

BEDROOM 3

7'3" x 7'3" (2.21m x 2.21m)
Window to the rear

BATHROOM

Modern white suite comprising;
Panelled bath
Wash hand basin, wc
Part tiled walls and tiled floor
Wall mounted heated towel rail

OUTSIDE THE PROPERTY

SINGLE GARAGE

Two parking spaces.

The property is approached through a wooden entrance gate over a paved pathway providing access to the formal reception area. Neatly kept front garden laid to lawn enclosed by mature hedging.

There is a neatly kept REAR GARDEN laid to lawn with a paved patio, enclosed on all sides by closely boarded wooden fencing.

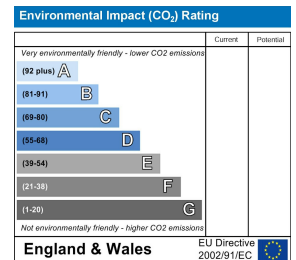
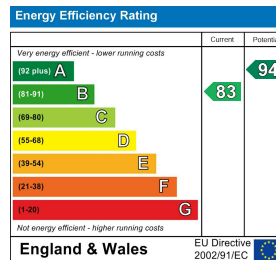


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. At the mini-island, take the 3rd exit onto Red Deer Road, proceed to the end and turn right onto Whinberry Drive. Follow the road around, where the property will be seen on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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