



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 Whitty Close, Bowbrook, Shrewsbury, SY5 8QA**

**Offers In The Region  
Of £345,000**

To view this property please call us on **01743 236 800** Ref: T7946/SL/KQ



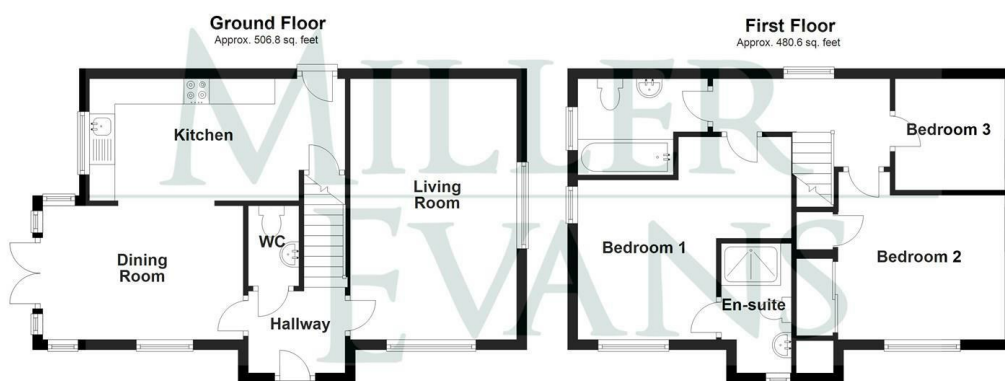
# A well presented and well maintained three bedroom detached double fronted family home.

A delightfully presented and well maintained three bedroom detached family home, providing well planned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, master bedroom with en suite shower room, two further bedrooms and bathroom. Single garage and parking. Neatly kept rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position close to the town centre and excellent local amenities including shops and schools and the Royal Shrewsbury Hospital, while also being well placed within easy reach of the Shrewsbury by-pass with M54 motorway link.



## FLOOR PLANS



Total area: approx. 987.4 sq. feet

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

16'11" x 10'10" (5.15m x 3.29m)

Window to the front and side

### DINING ROOM

8'8" x 13'0" (2.64m x 3.96m)

French doors to rear garden

Opening to:

### KITCHEN

7'11" x 16'6" (2.41m x 5.04m)

Range of matching wall and base units

Window to the side

Understairs store cupboard

Door to side of property

STAIRCASE rising from the FIRST FLOOR LANDING

### BEDROOM 1

13'1" x 13'10" (4.00m x 4.22m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'10" x 13'6" (3.31m x 4.11m)

Built in wardrobe with mirror fronted sliding doors

### BEDROOM 3

7'3" x 7'1" (2.20m x 2.17m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over a pathway flanked by lawned area with shrub beds and borders. Single garage to the side with additional parking area.

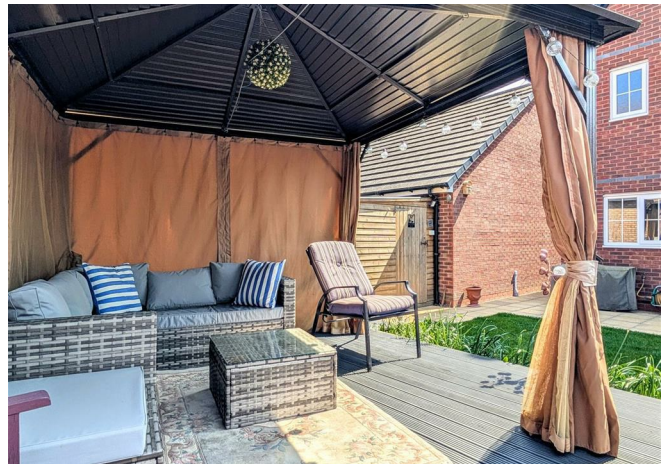
Enclosed REAR GARDEN laid to lawn with paved patio and large decked terrace, providing ideal entertaining space. Vegetable patch. Garden store shed.






## HOW TO FIND THIS PROPERTY

The property is best approached over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. Continue to the hospital roundabout and turn left into Squinter Pip Way. Turn right into Whitty Close where the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	94
(81-91) B			
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### 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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