



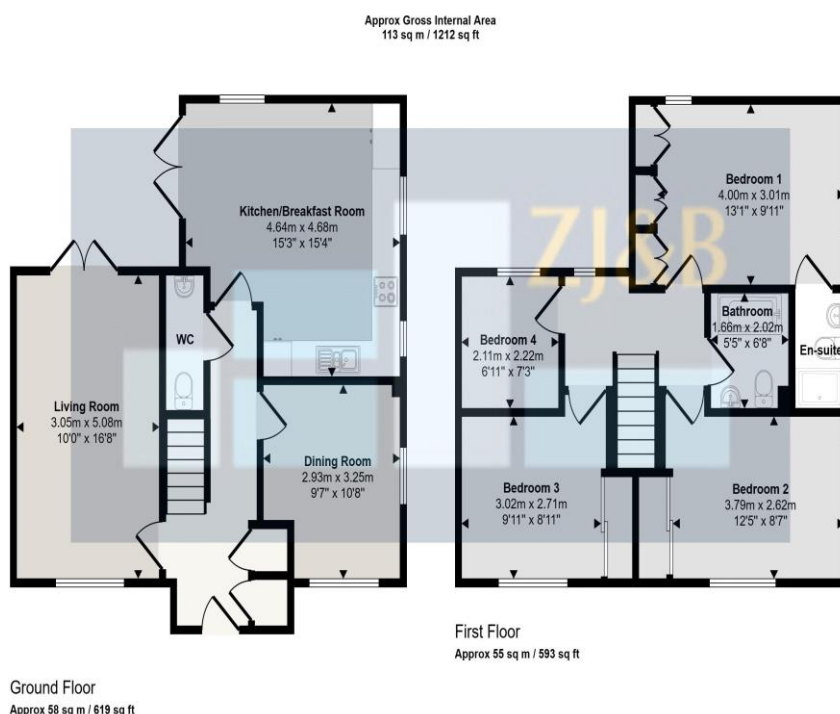
27 Wrekin Dove Close, Bowbrook, Shrewsbury, Shropshire, SY5 8QJ

£425,000

A beautifully presented 4-bedroom occupying an attractive corner plot within one of Shrewsbury's most convenient residential developments.



An exceptional 4-Bedroom detached family home in a convenient Shrewsbury location. In our opinion, this is one of the best-designed homes available within its price range, offering beautifully presented accommodation, generous proportions and a layout perfectly suited to modern family living. Occupying an attractive corner plot within one of Shrewsbury's most convenient residential developments, the property is ideally positioned within walking distance of the hospital and primary school, while excellent road links and the bypass are just a short drive away. Complemented by private, walled gardens, this is a home that combines practicality, comfort and appeal in equal measure. A spacious central entrance hall creates an excellent first impression, with a useful guest cloakroom. The living room features French doors opening directly onto the garden and providing a wonderful connection between indoor and outdoor living. The separate dining room benefits from dual-aspect windows, creating a light and versatile space that can readily accommodate formal dining, a home office or an additional reception room to suit individual requirements. The impressive L-shaped kitchen/breakfast room is a particular highlight, offering an extensive range of fitted units, a selection of integrated appliances and ample space for a family breakfast table or informal seating area. French doors provide direct access to the garden, making this an ideal hub for everyday family life and entertaining. On the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while two further double bedrooms and a generous single bedroom provide excellent flexibility for family members, guests or home working. A well-appointed family bathroom completes the internal accommodation. Outside, the property occupies a pleasant corner position, with the rear garden enclosed by substantial brick walls to provide an excellent degree of privacy. Thoughtfully arranged, the garden provides a paved patio, lawn and a timber deck with pergola, creating a lovely space for outdoor dining, relaxation and entertaining. To the rear, a double-length tarmac driveway provides valuable off-road parking and leads to a brick-built garage, adding further practicality to this appealing family home. The property benefits from double glazing and gas-fired central heating. An outstanding opportunity to acquire a superbly presented 4-bedroom family home in a highly convenient Shrewsbury location. The vendors have already found their onward purchase and may therefore be able to offer a swift completion, subject to agreement. Early viewing is strongly recommended to fully appreciate the quality, layout and location on offer.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

27, Wrekin Dove Close Bawdrip, SHREWSBURY SY5 8QJ	Energy rating B	Valid until: 11 April 2028
		Certificate number: 8901-7325-0739-0597-7483

Property type Detached house

Total floor area 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

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01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage