

FOR SALE



Plot 19 - Orleton, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT



FOR SALE

Price Guide £530,000

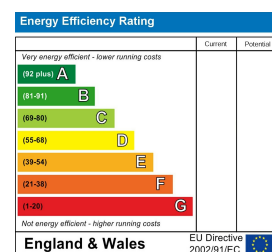
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An exceptional and beautifully proportioned detached house with impressively appointed living space, set with driveway parking and garaging together with sizeable easily maintained gardens on this sought after and exclusive development.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Excellent access to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1496 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump
- Choice of kitchen units with quartz or laminate worktops
- Electric vehicle charging point
- Fibre ready (FTTP)
- EPC rating B

#### THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

#### THE DEVELOPMENT

Mytton Oak Manor offers an assortment of two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection and four bedroom detached properties from our Prestige Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

#### THE HOMES

Mytton Oak Manor comprises house types from our Legacy, Classic and Prestige Collections, including two & three bedroom semi-detached, as well as three & four bedroom detached homes. All of the homes come with private driveways and some also include a garage. Each home includes a private secluded garden, electric car charging point, air source heat pump and high-quality design features.

#### CLASSIC COLLECTION

The Classic Collection consists of four bedroom homes. These homes come with high-quality finishes, fixtures and fittings, including towel warmers and a rainfall shower in the bathroom as standard. The Classic Collection also includes Hotpoint integrated appliances and quartz worktops in the kitchen, exuding class throughout.

#### DESCRIPTION

Accessed from the entrance hall is a delightful living room, whilst the heart of the home is without doubt the excellent open plan kitchen dining family room. The kitchen area boasts numerous units and appliances together with a central island and bi-folding doors, which lead out to the rear gardens. In addition, is a separate utility room and guest WC. To the first floor are the impressive bedrooms, with the principal containing built in wardrobes and an ensuite shower room. There are three further bedrooms, which are served by the family bathroom and this contains a separate shower cubicle. It is worthy to note, bedroom two is also of a particularly generous size, as it is positioned over the garaging. Outside, there is a large driveway parking area with EV charging point and leading to the integral garage. The gardens are of a pleasing size and positioned to both the front and rear.

#### ACCOMMODATION

##### ENTRANCE HALL

##### GUEST WC

##### LIVING ROOM

13'10" x 11'1"

##### KITCHEN/DINING/FAMILY ROOM

22'9" x 17'9"

##### UTILITY ROOM

#### FIRST FLOOR LANDING

##### BEDROOM ONE

11'11" x 9'2"

##### ENSUITE SHOWER ROOM

##### BEDROOM TWO

14'3" x 9'10"

##### BEDROOM THREE

10'5" x 9'1"

##### BEDROOM FOUR

11'11" x 8'3"

##### BATHROOM

##### GARAGE

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

##### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.