



22 Shackleton Way, Bowbrook, Shrewsbury, SY3 8SW

3 bedroom detached house — £334,000 Freehold

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sales@cgpooks.co.uk

This very well-presented detached family home has been recently improved, whilst being located in a lovely position within a quiet cul de sac with a private and attractive rear garden.

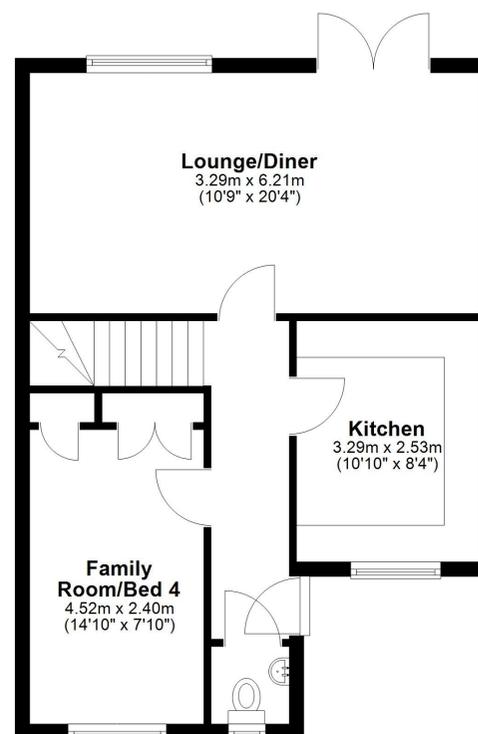
KEY FEATURES

- Entrance hall with cloakroom and doors to all ground floor rooms.
- Open plan living/dining room which has a feature gas fireplace, along with a window and glazed double doors to the rear patio and garden.
- Family room with wood effect flooring, independently controlled under floor heating and great built-in storage. This room could also be used as a 4th bedroom or home office.
- Good sized fitted kitchen which also has wood effect flooring, as well as integrated appliances.
- Staircase from hall to spacious landing area where there is a built-in airing cupboard, large family bathroom and 3 bedrooms. The main bedroom also has a recently refitted ensuite shower room and two of the bedrooms have built in wardrobes.
- uPVC double glazed windows, gas fired central heating and highspeed fibre internet.
- Driveway to front providing parking and car charging point.
- Gated access along the side of the property to a lovely rear garden which is mainly lawned with a large, paved patio, established borders, secure sheltered storage space and further decked terrace.
- Very quiet and convenient location in the popular Bowbrook area on the western side of town, within walking distance of an excellent range of amenities, the Oxon primary school and Royal Shrewsbury Hospital.

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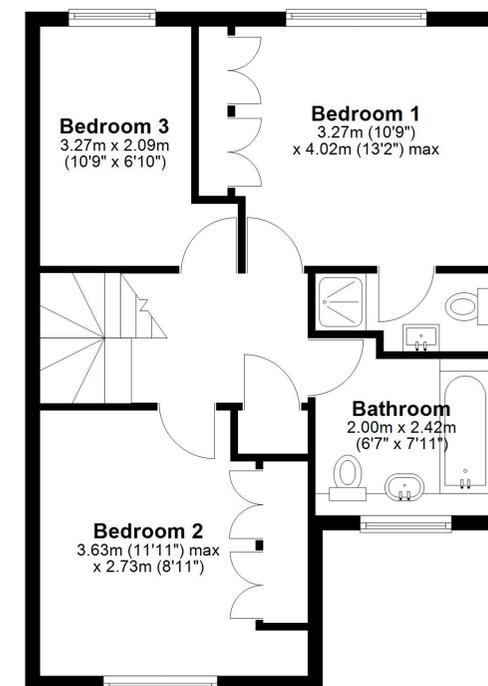
Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



First Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 sq. feet)





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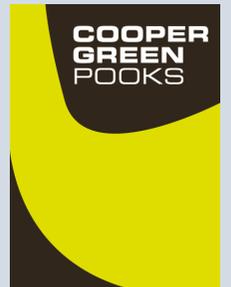
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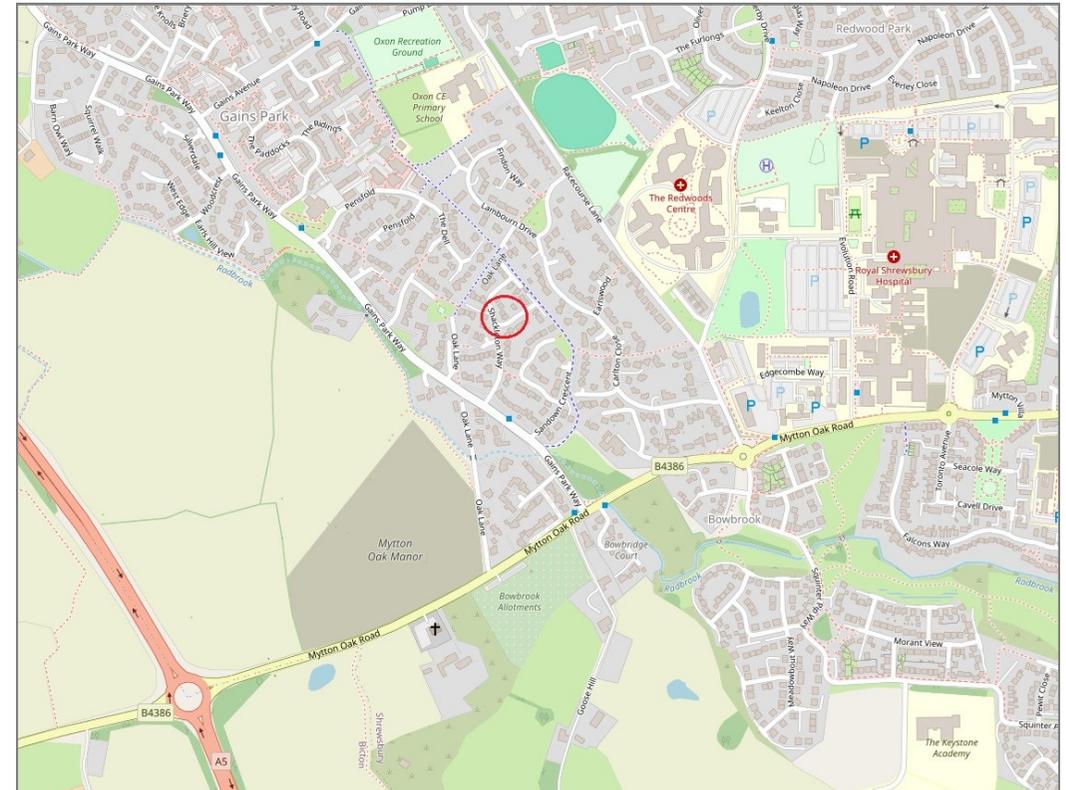
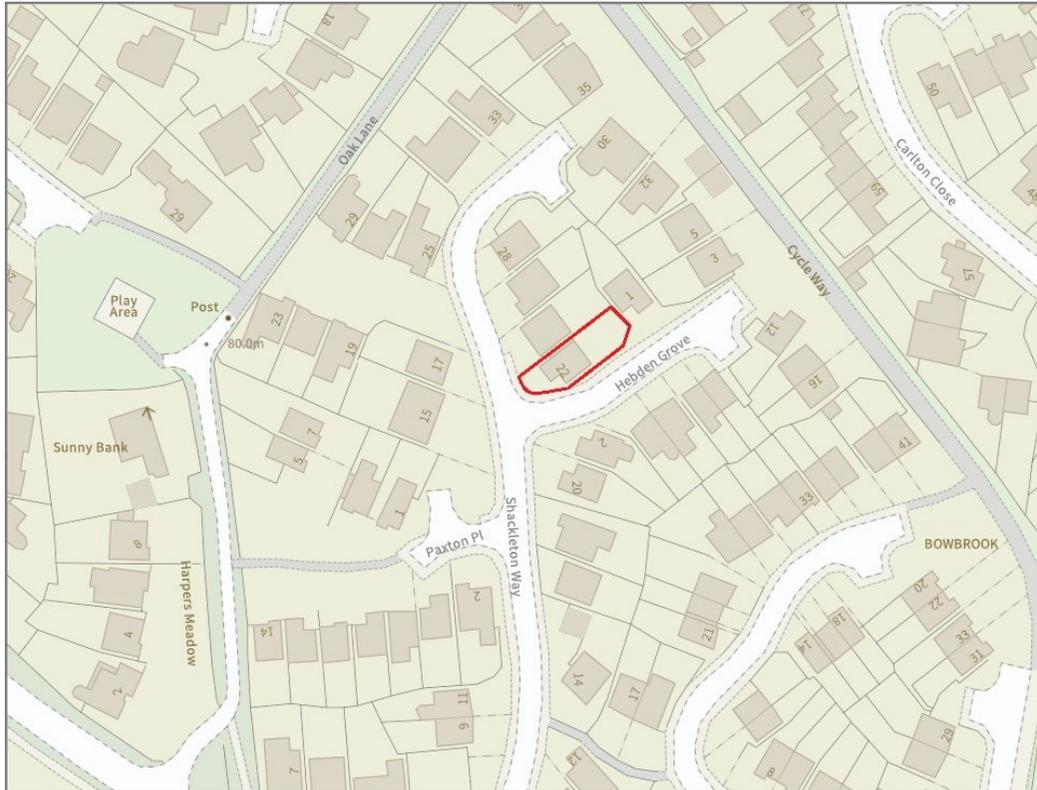
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

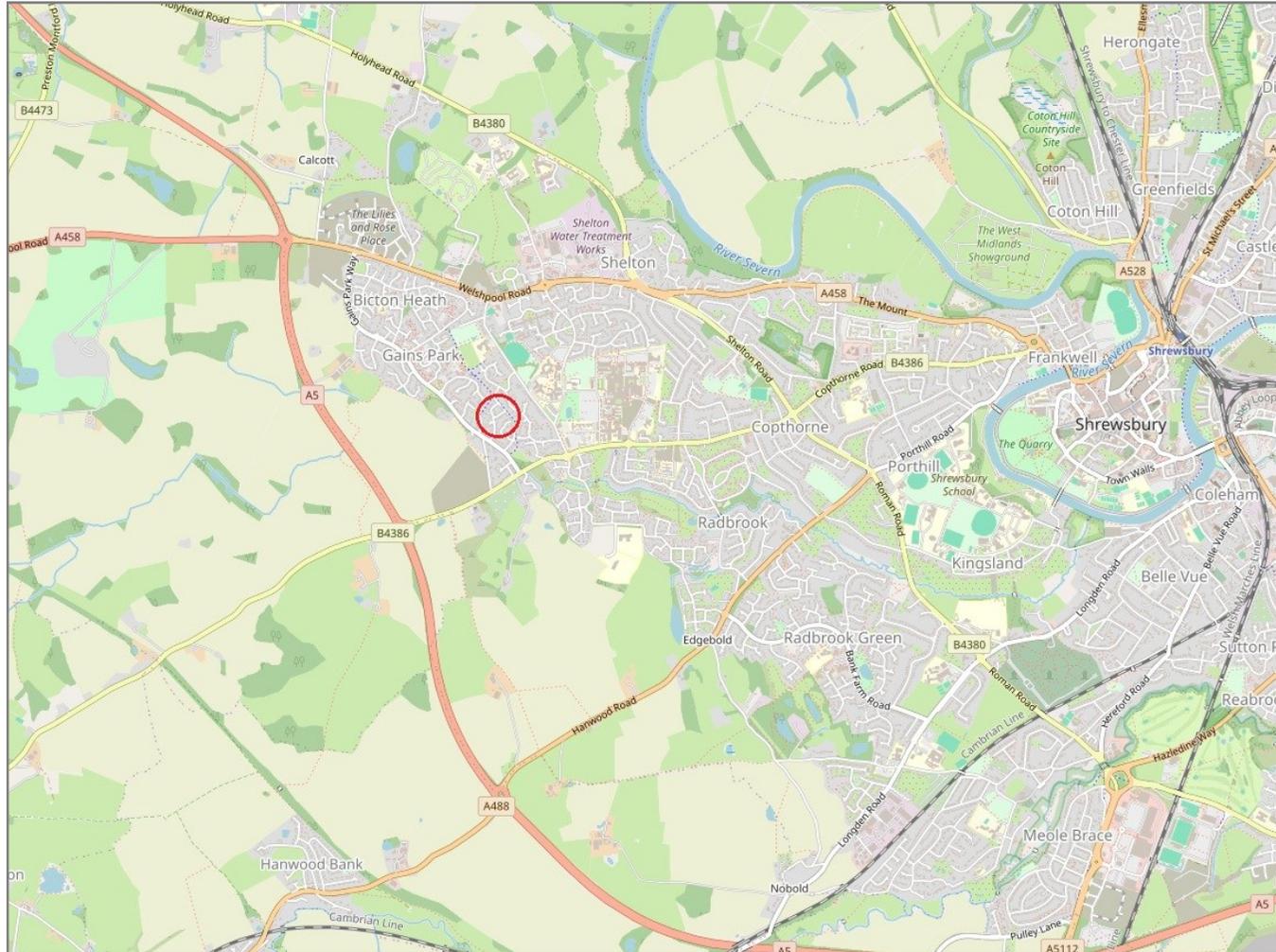
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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