



## 3 Robinsford Close, Bowbrook, Shrewsbury, Shropshire, SY3 5HN

**£410,000**

This particularly well presented and improved 4 bedroom detached house enjoys an excellent cul-de-sac setting. Accommodation includes: Impressive Spacious Dining Room, Kitchen/Breakfast Room with granite work tops, Living Room opening onto an attractive landscaped garden, Utility/WC, Main Bedroom with refitted en-suite Shower Room, 3 further Bedrooms, Family Bathroom, GCH, DG. 4 Car Drive. Popular location, convenient for schools, RSH and range of amenities.



### **3 Robinsford Close, Bowbrook, Shrewsbury, Shropshire, SY3 5HN**

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

#### **Accommodation comprises**

Entrance storm porch, double-glazed solid oak entrance door.

#### **Dining Room**

Oak style laminate flooring, designer radiator, further radiator, double-glazed window and bay window to the front, useful under stairs store cupboard, staircase leads to First Floor Landing.

#### **Living Room**

Deep square bay with double-glazed French doors opening onto an attractive landscaped rear garden, wall and ceiling lights.

#### **Kitchen/Breakfast Room**

Beautiful, polished limestone flooring, solid granite worktops with an inset 1 1/2 bowl sink unit, granite splashbacks, a good range of units with solid wood doors, a designer radiator, an integrated electric oven and a 4-ring induction hob with glass splashback and filter hood above, dishwasher, double-glazed side window and French doors open onto landscaped rear garden.

#### **Utility/WC**

Polished limestone flooring, worktop with inset sink unit, base units, extractor, WC, double glazed side window.

#### **First Floor Landing**

Loft access, built-in airing cupboard.

#### **Bedroom 1**

Painted floor boards, built-in double wardrobe with mirror fronted sliding doors, radiator, TV point, feature double-glazed arched window and 2 side windows.

#### **En-suite Shower Room**

Fitted with a 3-piece suite providing a fully tiled shower cubicle, wash basin and WC, painted floor boards, heated towel rail, extractor and double-glazed front window.

#### **Bedroom 2**

Double-glazed window overlooking the rear garden, radiator, painted floorboards, built-in double wardrobe.

#### **Bedroom 3**

Painted floor board, radiator, built-in wardrobe.

#### **Bedroom 4**

Painted floor boards, radiator, double-glazed window overlooking rear garden.

#### **Bathroom**

Fitted with bath, wash basin and WC, half tiled walls, heated towel rail, extractor and double-glazed window to the side.

#### **Outside - Front**

The property enjoys an attractive cul-de-sac setting, a long double-width driveway providing parking for approximately 4 cars. Gravel bed to the front with shrub bed inset. Electric car charging point.

#### **Rear Garden**

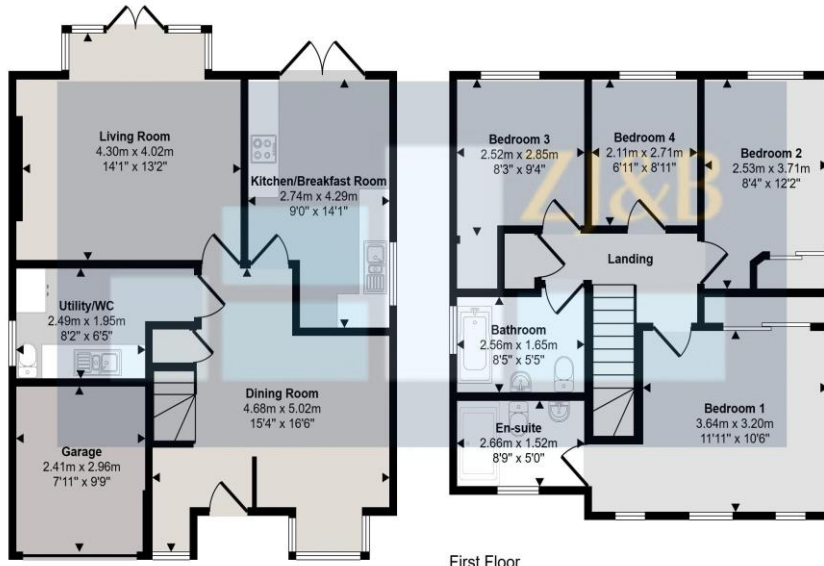
Approached onto a large paved patio, extending the full width of the property, raised split-level gravel beds, well-established shrub beds and borders. The garden is enclosed by close-boarded timber fencing with gated pathways to either side of the property, leading back to the front.

#### **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.

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

Approx Gross Internal Area  
117 sq m / 1259 sq ft

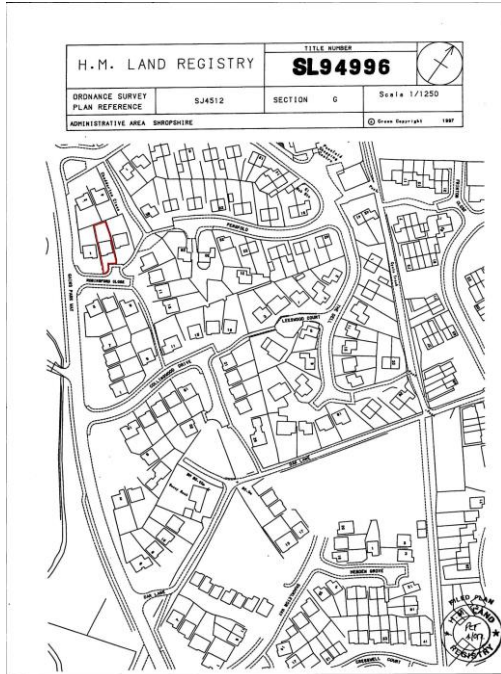


Ground Floor  
Approx 61 sq m / 654 sq ft

First Floor  
Approx 56 sq m / 605 sq ft

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



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## Energy performance certificate (EPC)

3, Robinsford Close Bowbrook SHREWSBURY SY3 3HW	Energy rating <b>D</b>	Valid until: 27 August 2028
		Certificate number: 8403-8481-5529-2127-2883

Property type Detached house

Total floor area 104 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8403-8481-5529-2127-2883>



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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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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