

SAMUEL WOOD

12 Whinberry Drive, Bowbrook, Shrewsbury, Shropshire, SY5 8QN

Offers In The Region Of £425,000



12 Whinberry Drive

Bowbrook, Shrewsbury, Shropshire, SY5 8QN

4 2 3 B

- Beautifully Presented Family Home
- Four Well Proportioned Bedrooms
- Meticulously Landscaped Gardens
- Spacious Reception Rooms
- Gas Central Heating
- Sought After Cul-De-Sac Position
- En-Suite Shower Room
- Converted Garage Into Studio
- Open Plan Kitchen Diner
- EPC Rating B

Situated in a highly sought-after cul-de-sac, 12 Whinberry Drive is a beautifully presented four-bedroom detached family home offering spacious and versatile living throughout. Designed with modern lifestyles in mind, the property features bright and airy reception spaces alongside a stylish open plan kitchen diner that creates a sociable heart to the home, with direct access to the landscaped rear garden. Upstairs, four well-proportioned bedrooms provide flexible accommodation, including a principal suite with en-suite shower room. Externally, the home enjoys an attractive green outlook to the front, a two-car driveway and a detached garage that has been thoughtfully converted into a studio space, ideal for home working or leisure. The meticulously maintained rear garden offers a superb setting for relaxing and entertaining, completing this impressive family home.

The ground floor of 12 Whinberry Drive opens into a welcoming hallway that sets the tone for this modern four-bedroom detached home. From here, you'll find a well-proportioned living room featuring double doors that lead directly out to the rear garden, creating a bright and airy space ideal for both relaxing and entertaining. There is also an additional reception room offering flexibility as a snug, playroom or formal dining space. The open plan kitchen diner provides a contemporary and sociable heart to the home, with its own double doors to the rear garden allowing natural light to flood in. Practical elements have been carefully considered, with a convenient ground floor WC and useful storage cupboards completing the layout.

Upstairs, the first floor offers four spacious bedrooms, thoughtfully arranged to suit modern family living. The principal bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a well-appointed family bathroom. Three of the bedrooms are generous doubles, complemented by a comfortable single room that would also work perfectly as a nursery or home office. The proportions throughout ensure a sense of space and flexibility, making the home equally suited to growing families or those needing adaptable working areas.

Externally, the property enjoys a pleasant green outlook to the front, enhancing its kerb appeal and sense of openness. A two-car driveway provides ample off-road parking and leads to a detached garage, which has been thoughtfully converted into a studio space with excellent potential as a home office, gym or creative workspace. To the rear, the garden has been very well landscaped, offering a beautifully maintained outdoor setting ideal for entertaining, relaxing, and family enjoyment throughout the seasons.







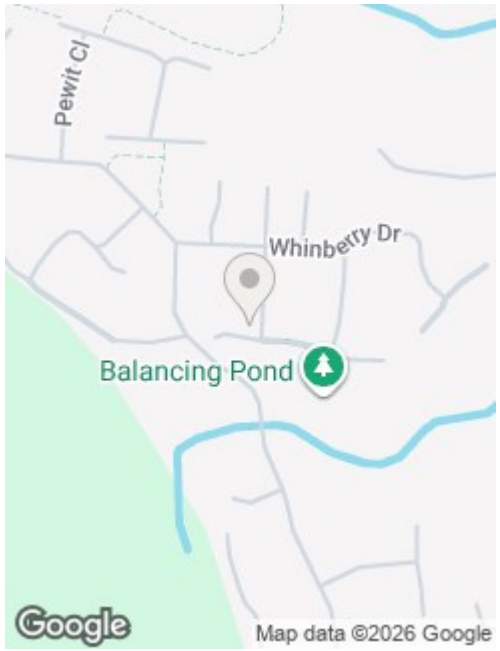












Directions

What3words: ///wool.crop.face

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5Mbps, Superfast 60Mbps & Ultrafast 2300Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





Floor Plans



Floor 0 Building 1



Floor 1 Building 1

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Approximate total area(1)

1140 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.