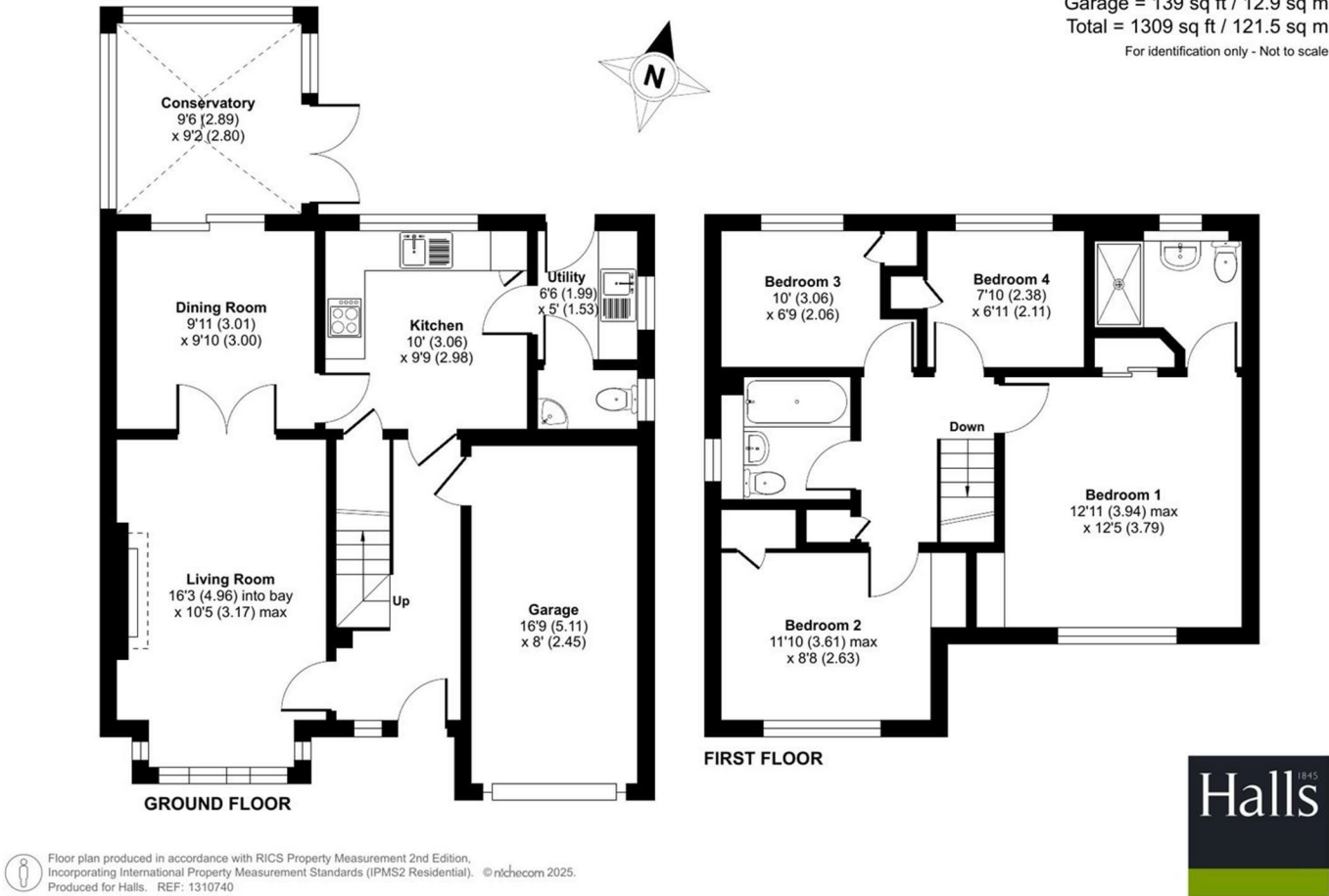


FOR SALE

23 Collingwood Drive, Bowbrook, Shrewsbury, SY3 5HP



Approximate Area = 1170 sq ft / 108.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1309 sq ft / 121.5 sq m
For identification only - Not to scale



FOR SALE

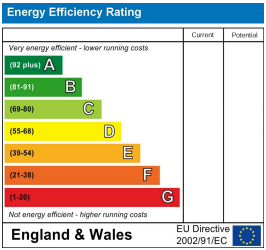
Offers in the region of £375,000

23 Collingwood Drive, Bowbrook, Shrewsbury, SY3 5HP

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



A highly desirable and attractively proportioned detached house, set with garage and delightful gardens in this convenient and sought after location.



01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s





- Highly desirable location
- Generously proportioned rooms
- Flexible living environment
- Driveway parking and garage
- Attractive gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed over the Welsh Bridge roundabout, take the first exit onto Copthorne Road and follow this through to the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops and continue straight over the roundabout by The Royal Shrewsbury Hospital. After a short distance, take the right turn onto Gains Park Way, followed by the right turn into Collingwood Drive. Proceed along almost to the end of the cul-de-sac and the property will be identified on the left hand side.

SITUATION
The property is attractively located in the a cul-de-sac position towards the western outskirts of the town, within an easy reach of a number of local shops and schools including Oxon Primary School and The Priory and Meole Brace Secondary Schools. The Royal Shrewsbury Hospital is also within close proximity. The town centre with its comprehensive range of facilities is easily accessible, together with the main A5 commuter route leading through to Telford. A rail service is available in the town centre.

DESCRIPTION
23 Collingwood Drive is a highly desirable detached house, located in a most appealing cul-de-sac position. The ground floor offers 2 reception rooms, conservatory, breakfast kitchen, utility and guest WC. To the first floor, there are 4 bedrooms, the principal of which has an en-suite shower room with the remaining 3 being served by the bathroom. Outside there is a tarmacadam driveway which leads to the integral garage. The gardens, which are predominantly positioned to the rear, offer neatly maintained lawns, patio seating areas a number of well stocked herbaceous borders.

ACCOMMODATION
Storm porch with panelled part glazed entrance door into:-

ENTRANCE HALL
Tiled floor, staircase to first floor, access door to garage and doors off and to:-

LIVING ROOM
With ornamental fireplace housing living flame coal effect gas fire, bay window and twin glazed doors through to:-

DINING ROOM
Sliding patio doors through to:-

CONSERVATORY
Wraparound UPVC double glazed windows and polycarbonate roof, over head fan and light, twin glazed french doors out to rear garden.

BREAKFAST KITCHEN
With tiled floor and providing eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap, integral Bosch electric oven and grill with four ring Bosch induction hob unit over and Bosch extractor hood. Integral Bosch dishwasher, integral fridge freezer. Generous built in understairs storage cupboard.

UTILITY
Tiled floor, base level storage cupboard with fitted worktop and stainless steel sink unit and drainer with mixer tap, part tiled walls, space and plumbing for washing machine, space for tumble dryer, panelled part glazed door to rear garden and door to:-

GUEST WC
With tiled floor, low level WC, wall mounted wash hand basin with tiled splash.

FIRST FLOOR LANDING
Access to loft space, built in airing cupboard with insulated hot water cylinder.

BEDROOM ONE
Built in double wardrobe with mirror fronted sliding doors, door to:-

ENSUITE SHOWER ROOM
Tiled floor and white suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, inset tiling and splash screen, heated towel rail.

BEDROOM TWO
Built in wardrobe.

BEDROOM THREE
Built in storage cupboard.

BEDROOM FOUR
Built in storage cupboard.

BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls.

OUTSIDE
The property is approached over a generous tarmacadam driveway, which provides parking for circa two vehicles whilst giving vehicular access to the integral garage. Pedestrian access is available to the front and side of the property.

GARAGE
With up and over entrance door, power and light points.

THE GARDENS
To the front, the gardens offer neatly maintained lawns with low maintenance borders. A gated entrance provides access down one side of the property, leading to the rear. The majority of the gardens are located to the rear and adjacent to the conservatory is a flagged patio entertaining area, with adjoining easily maintained flowing lawns with established shrubbery beds and borders. Timber and felt storage shed. Useful separate side storage shed. To the top section of garden, there is an additional flagged BBQ area.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

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