

87 Squinter Pip Way, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8PX

www.hbshrop.co.uk



Offers In The Region Of £425,000

Viewing: strictly by appointment
through the agent



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An attractive and spacious modern four bedroom detached house, occupying a pleasing position within this modern and well regarded residential development. The property offers well thought-out living accommodation, combining contemporary styling with generous proportions to create an ideal family home for modern living. The development offers a residential setting with a pleasing community feel along with convenient access to a range of local amenities, the Royal Shrewsbury Hospital and highly regarded schooling. Easy access on foot can be gained to the Shrewsbury town centre along with excellent transport links to the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, lounge. separate dining room, family kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, three further bedrooms, bathroom, front and part walled rear enclosed gardens, tarmacadam driveway, detached brick built garage, UPVC double glazing, gas fired central heating. Viewing recommended.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door give access to:

Reception hallway

Having wood effect flooring, two store cupboards housing pressurised system and wall mounted electricity consumer unit, telephone point, radiator.

Door to:

Understairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, vinyl floor covering, extractor dan to ceiling.

Door from reception hallway gives access to:

Lounge

16'10 x 10'3

Having UPVC double glazed window to side, two radiators, engineered wooden flooring, UPVC double glazed French doors giving access to rear gardens.

Door from reception hallway gives access to:

Dining room

10'10 x 9'9

Having two UPVC double glazed windows, radiator.

Door from reception hallway gives access to:

Family kitchen/breakfast room

15'1 x 15'1

Having attractive eye level and base units with built-in cupboards and drawers, integrated Electrolux oven, four ring Hisense gas hob with stainless steel cooker canopy over, integrated Electrolux dishwasher, fitted wooden style worktops with inset stainless steel sink drainer with mixer tap over, tiled splash surrounds, vinyl tiled effect floor covering, three UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, radiator, TV aerial point.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window, radiator. Doors from first floor landing then give access to: Four bedrooms and family bathroom.

Bedroom one

15'1 x 10'0

Having two UPVC double glazed windows, radiator, TV aerial point.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle with wall mounted mixer shower, low flush WC, pedestal wash hand basin with mixer tap over, vinyl tiled effect floor covering, radiator, UPVC double glazed window, wall mounted extractor fan, shaver point.

Bedroom two

14'6 max x 8'10

Having two UPVC double glazed window, radiator.

Bedroom three

12'3 max x 9'0

Having UPVC double glazed window, radiator.

Bedroom four

7'3 x 7'

Having UPVC double glazed window, radiator.

Bathroom

Having a three piece suite comprising: panel bath, pedestal wash hand basin, low flush WC, radiator, vinyl tiled effect floor covering, extractor fan to ceiling.

Outside

To the front of the property paved pathway gives access to front door with lawn gardens to either side and mature hedging screening the pedestrian pathway. to the side of the property there is a low maintenance stone section.

Rear gardens

Comprise: Paved patio area with matching pathway, raised decked area, low maintenance stone section, lawn garden, outside cold tap. The rear gardens are enclosed by fencing and brick walling. Gated pedestrian access from the rear garden then leads to a tarmacadam driveway providing off street parking which in turn leads to a detached brick built garage with up and over door and pitched tiled roof.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND E

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

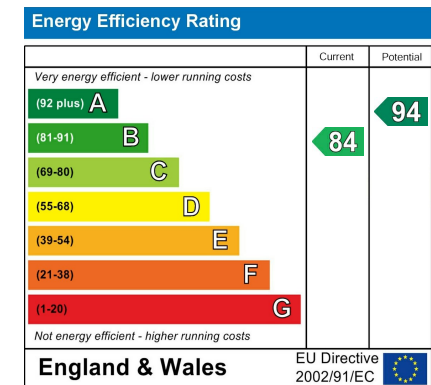
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquiries.



FLOORPLANS

