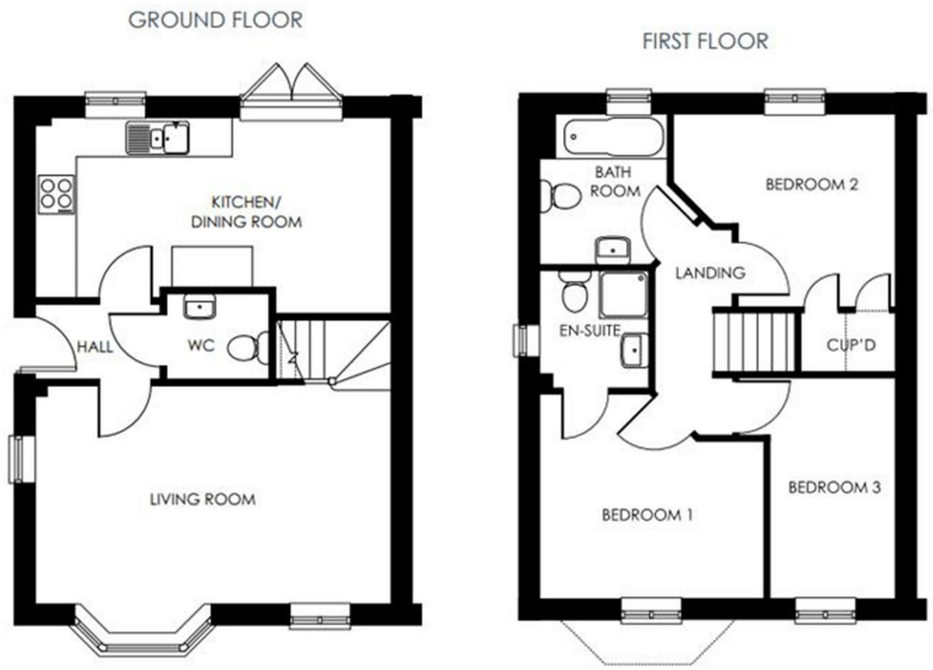
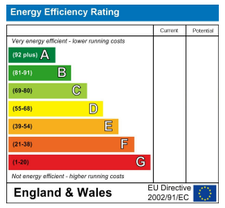
FOR SALE

Plot 17 - Arundel, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT



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



Halls 1845

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FOR SALE

Price Guide £320,000

Plot 17 - Arundel, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT

A most attractive and highly desirable semi detached house, offering particularly spacious and beautifully appointed accommodation, set with driveway parking and easily maintained gardens on this sought after and exclusive development.

FOR SALE

Excellent access to town amenities.

1 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- 890 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump
- Choice of kitchen units with quartz or laminate worktops
- Electric vehicle charging point
- Fibre ready (FTTP)
- EPC rating B

DIRECTIONS

From Shrewsbury town centre proceed over the Welsh Bridge taking the first turning left at the Frankwell roundabout, heading on to Copthorne Road. Proceed along and on reaching the next roundabout head straight over onto Mytton Oak Road. Continue past the shops on the left hand side and straight over the mini roundabout by the Royal Shrewsbury Hospital. After short distance, Mytton Oak Manor Development will be identified on the right hand side.

SITUATION

The property is well positioned in the popular area of Racecourse Lane and is located on the western outskirts of Shrewsbury. The area provides access to a number of local amenities including a Co-op supermarket, bus services, Royal Shrewsbury Hospital, a number of highly regarded schools and the excellent town shopping centre. Shrewsbury also offers a rail service. Access is available to the A5 which links through to the east to Telford or alternatively north to Oswestry.

THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

THE DEVELOPMENT

Mytton Oak Manor offers an assortment of two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection and four bedroom detached properties from our Prestige Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

THE HOMES

Mytton Oak Manor comprises house types from our Legacy, Classic and Prestige Collections, including two & three bedroom semi-detached, as well as three & four bedroom detached homes. All of the homes come with private driveways and some also include a garage. Each home includes a private secluded garden, electric car charging point, air source heat pump and high-quality design features.

LEGACY COLLECTION

The Legacy Collection includes homes with up to three bedrooms, ideal for those looking for convenient and contemporary living. As standard, these homes feature high-quality finishes, fixtures and fittings with renowned brands. Should you wish, there are upgrades available through our Personal Touches brochure to ensure you make our house your home.

DESCRIPTION

To the ground floor, an entrance hall leads through to a spacious living room with bay window. Positioned to the rear is the feature open plan kitchen diner, containing attractive units and a range of integrated appliances together with French doors leading out to the rear gardens. Also to the ground floor, is a guest WC and useful built in storage cupboard. Accessed off the first floor landing are three bedrooms, the principal of which boasts an en-suite shower room, whilst the two remaining bedrooms are served by the neatly appointed family bathroom. Outside, there is generous driveway parking together with an EV car charging point. The gardens to both the front and rear have been laid for ease of maintenance.

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM
17'11" x 11'0"

KITCHEN/DINING ROOM
17'11" x 9'1"

FIRST FLOOR LANDING

BEDROOM ONE
11'4" x 10'4"

ENSUITE SHOWER ROOM

BEDROOM TWO
11'4" x 9'10"

BEDROOM THREE
11'3" x 6'4"

BATHROOM

GENERAL REMARKS

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

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