



**97 Meadowbout Way, Bowbrook, Shrewsbury, SY5 8QB**

4 bedroom detached house — £400,000 Freehold

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Coopergreenpooks.co.uk

£400,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**This beautifully presented and improved detached family house offers thoughtfully designed accommodation, quietly and conveniently situated within a popular modern development, benefitting from a private part-walled garden, driveway parking, and single garage.**

### KEY FEATURES

- Covered entrance opening to a good-sized hallway with cloakroom/WC and turning staircase to landing
- Impressive open plan kitchen/dining room, complete with a range of fitted units and integrated appliances
- Large living room with feature bay window, useful storage, and glazed double doors onto the garden
- Well-designed master bedroom with built-in wardrobe and en-suite shower room
- Two further double bedrooms, a single bedroom/home office, and separate family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, which is partly walled, laid to lawn with a paved sun terrace, timber shed, planted borders and gated access to side
- Separate single garage with side door, and driveway parking for two cars
- This property has been well-designed with most rooms having windows to two elevations allowing plenty of natural light
- A great location in a very sought-after modern development, close to some great amenities, primary and secondary schools, the Royal Shrewsbury Hospital, road links via the bypass, and just a few minutes' drive from the town centre

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

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01743 276666



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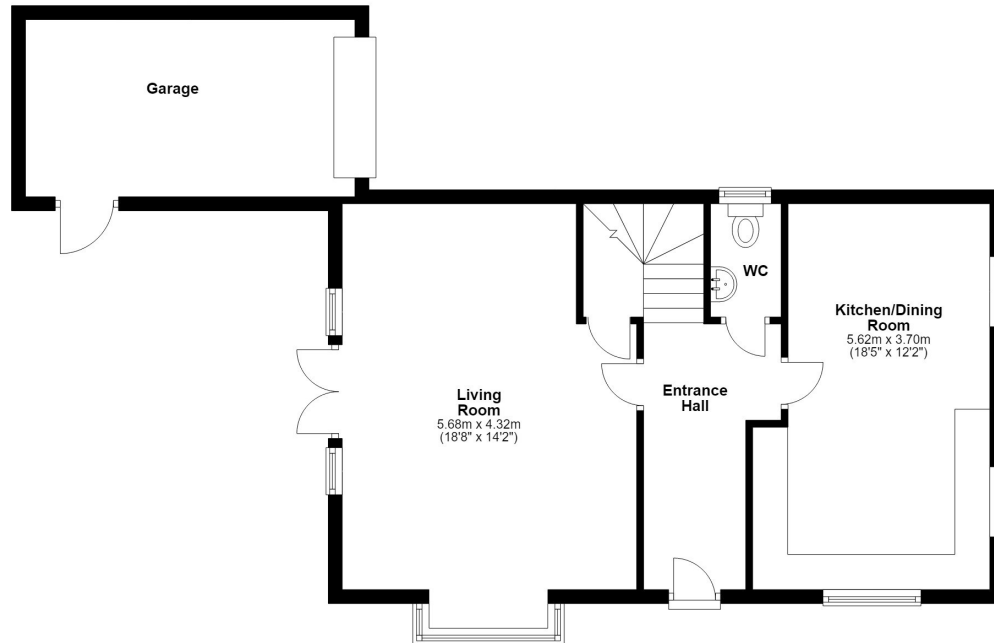
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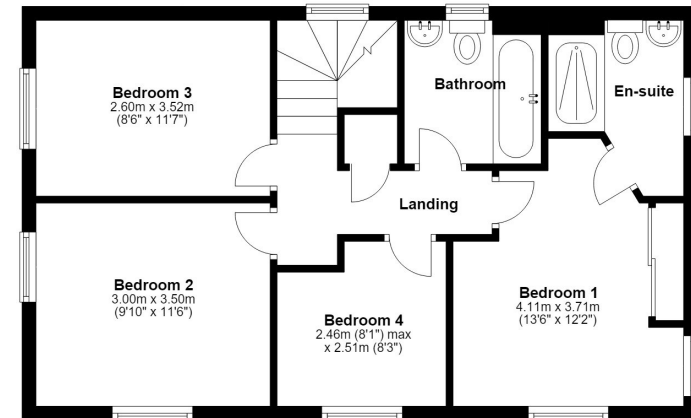
## Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.8 sq. feet)









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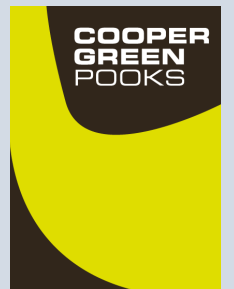
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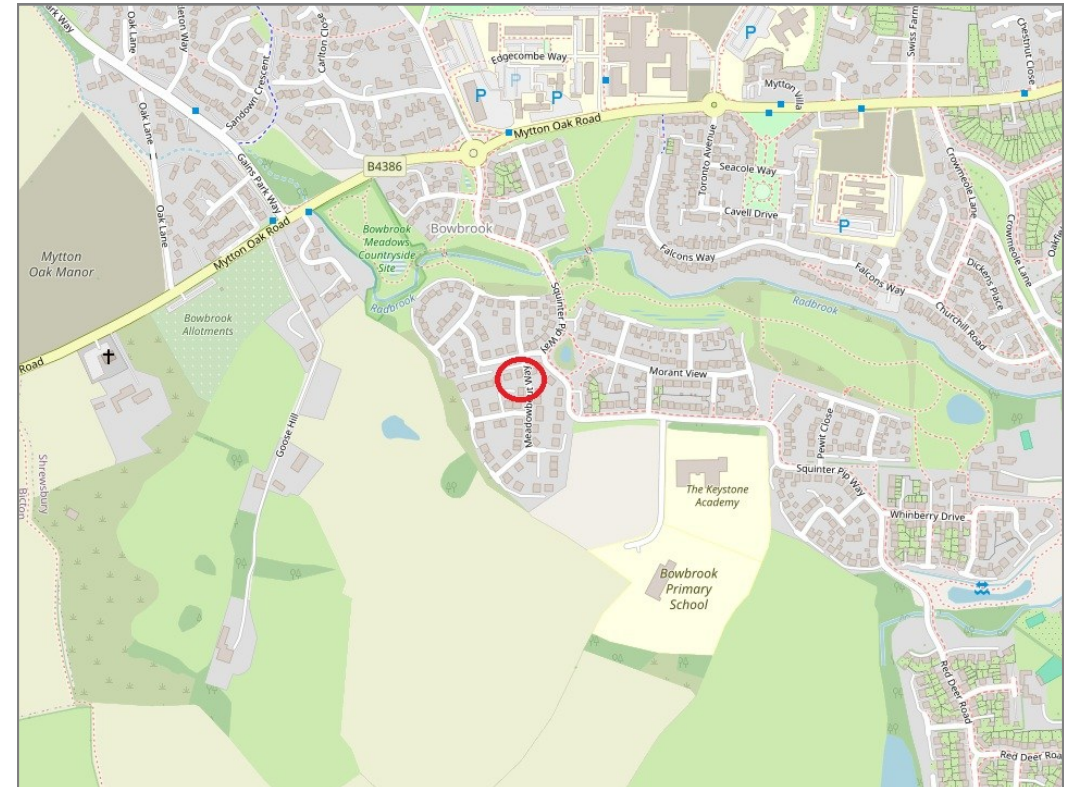
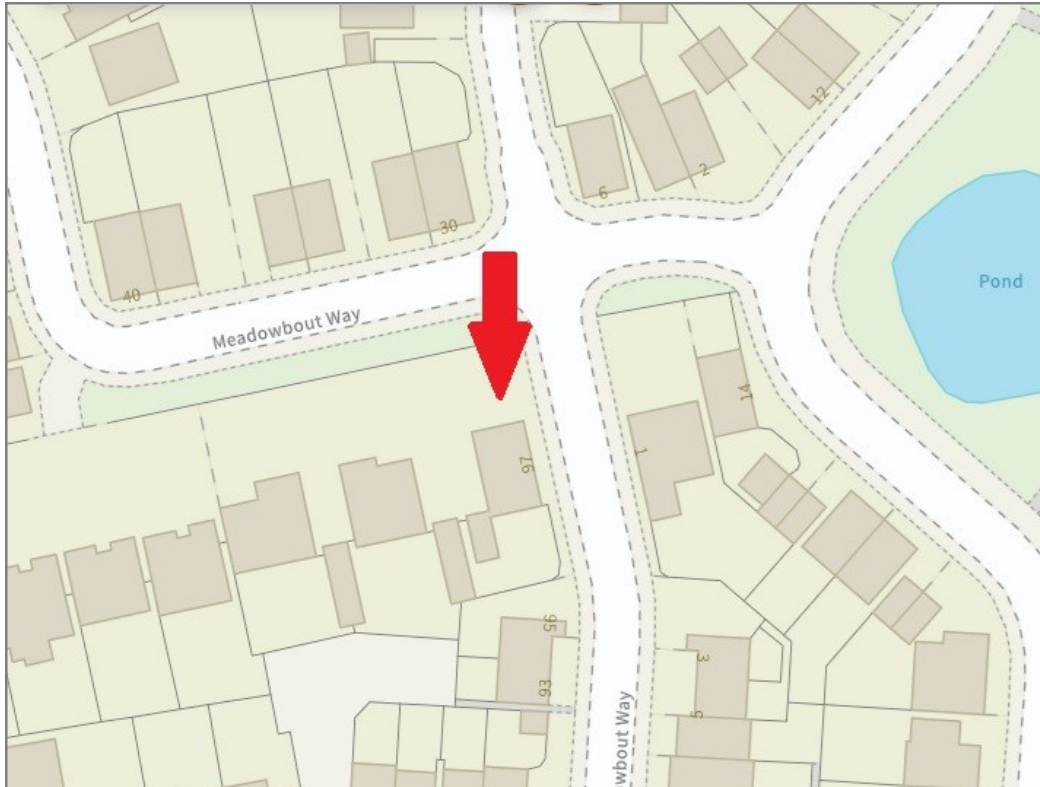
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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Your home may be repossessed if you do not keep up repayments on your mortgage.

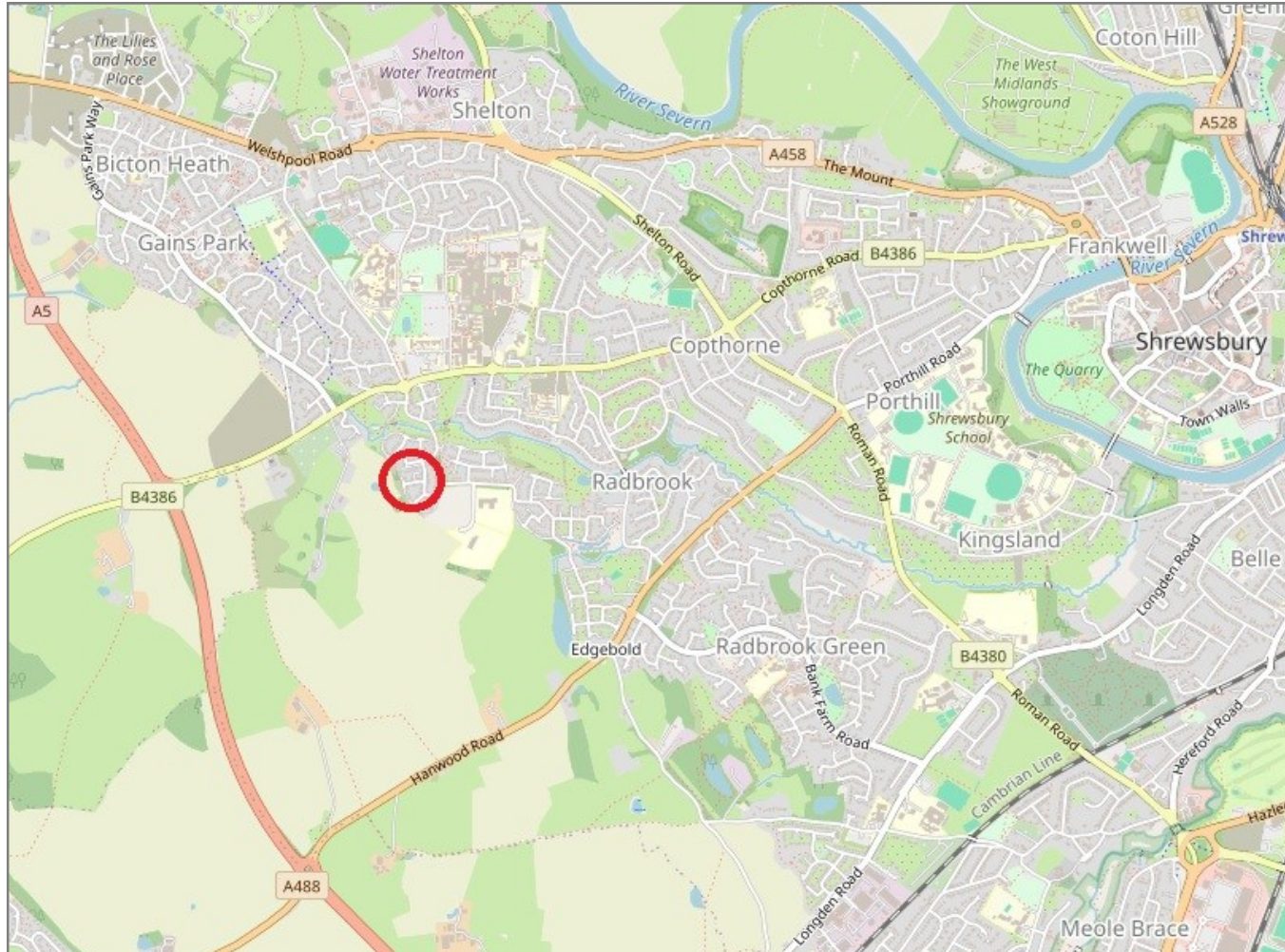
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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