



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Bowbrook Grange, Shrewsbury, SY3 8XT**

**£600,000**

To view this property please call us on **01743 236 800** Ref: T7687/SL/KQ



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# A truly immaculate, much improved and well appointed, superior, detached five bedroom family residence.

This superior, detached property is well presented throughout with spacious accommodation with rooms of pleasing dimensions. The property is presented to an exacting standard and this, together with the unfaltering attention to detail, showcases the property at its absolute best. The property benefits from gas fired central heating, double glazing and a EV charger and briefly comprises; entrance hall, cloakroom, study, dining room, superb open-plan living room/kitchen, garden room, utility. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. There is a superb studio/family room/bedroom 5 over the garage. Double garage, parking and enclosed gardens. No upward chain.

The property is situated on the popular and desirable western fringe of Shrewsbury, close to excellent amenities including popular schools, the Royal Shrewsbury hospital and within close proximity to the nearby town centre with its many fashionable bars and restaurants, Theatre Severn, the railway station and the renowned Quarry Park and Dingle Gardens.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### STUDY

8'7" x 9'5" (2.61m x 2.86m)

### DINING ROOM

11'0" x 11'0" (3.35m x 3.35m)

Box window to front

Double doors to:

### OPEN PLAN FAMILY ROOM / KITCHEN

19'5" x 27'6" (max) (5.92m x 8.38m (max))

Bi-folding doors to:

### GARDEN ROOM

12'9" x 11'0" (3.89m x 3.35m)

### UTILITY ROOM

5'9" x 9'0" (1.75m x 2.74m)

Door to garage.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

13'7" x 14'7" (4.14m x 4.44m)

### EN SUITE SHOWER ROOM

### BEDROOM 2

11'2" x 9'6" (3.40m x 2.89m)

### BEDROOM 3

10'0" x 10'4" (3.04m x 3.15m)

### BEDROOM 4

9'2" x 7'10" (2.79m x 2.40m)

### BATHROOM

### FAMILY ROOM / STUDIO / BEDROOM 5

18'5" x 18'4" (5.62m x 5.60m)

Two skylights

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is set back from the road, overlooking th Bowbrook Allotments, with an attractive open-plan forecourt which is laid to lawn with a randomly paved pathway, serving the formal reception area with a large double width drive providing ample parking and serving the double garage.

There is a neatly kept and well stocked REAR GARDEN with an extensive paved patio and terrace, neatly kept lawn with floral and shrubbery borders and a variety of inset specimen trees. The whole is neatly kept and well enclosed on all sides.







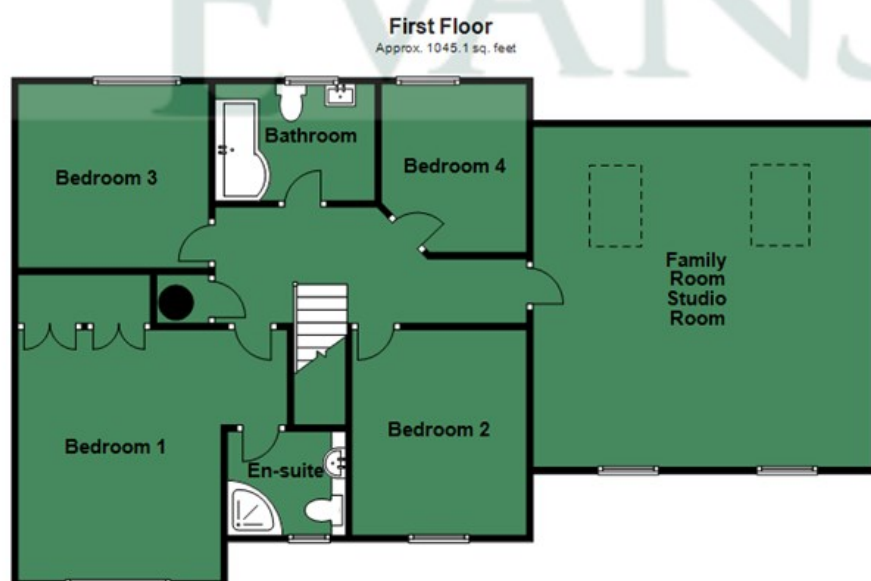
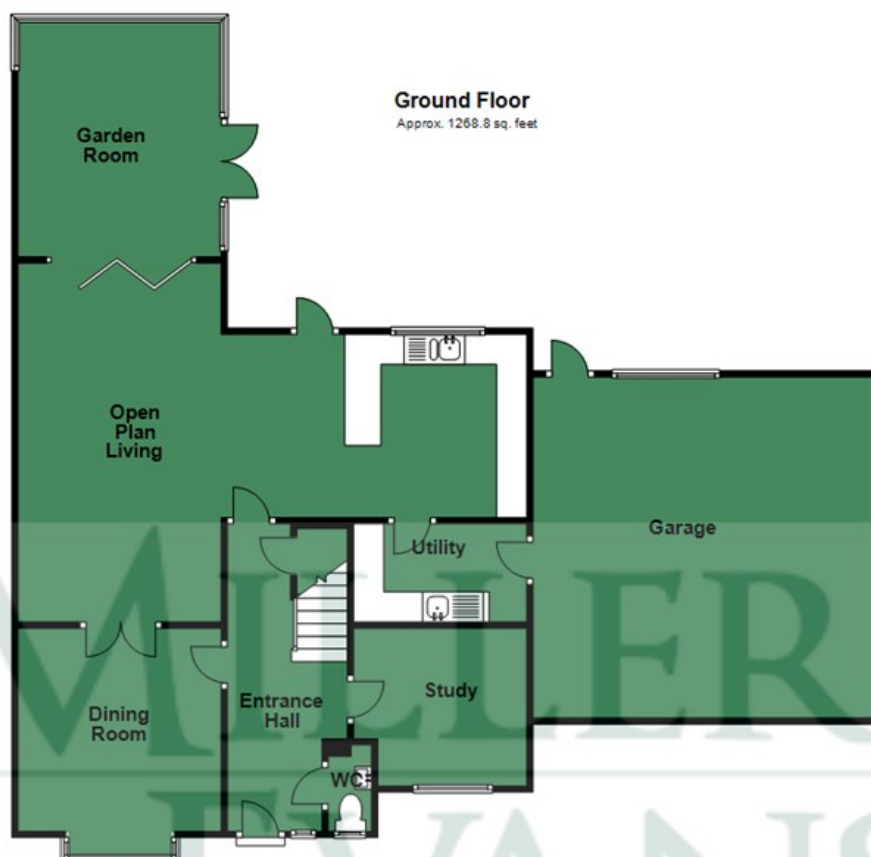








## FLOOR PLANS ...



Total area: approx. 2313.9 sq. feet

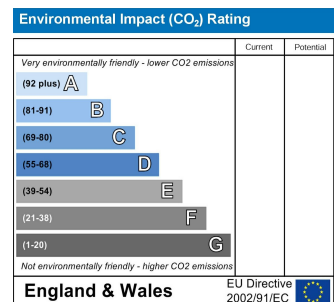
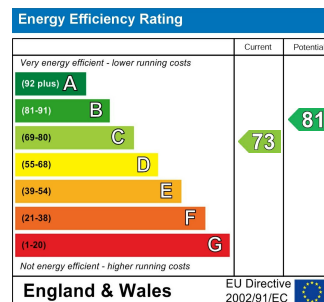
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along Mytton Oak Road, passing the Royal Shrewsbury Hospital on the right hand side. At the mini-island, take the second exit and continue for a further distance, eventually turning right into Gains Park Way. Turn left into Bowbrook Grange and after a further short distance, on the left hand side, a private drive leads to the property.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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