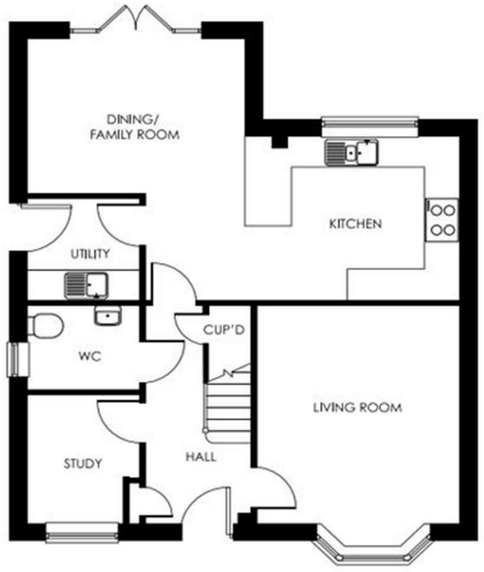
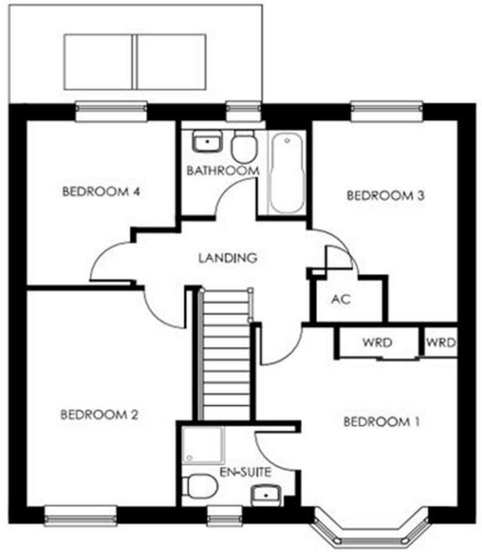
FOR SALE

Plot 5 - Shawbury, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT

GROUND FLOOR

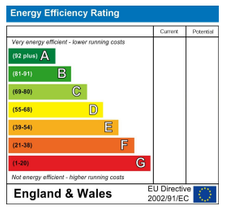


FIRST FLOOR



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

01743 236444

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

RICS Regulated by RICS

The Property Ombudsman

OnTheMarket.com

APPROVED CODE TRADINGSTANDARDS.UK

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.



FOR SALE

Price Guide £515,000

Plot 5 - Shawbury, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT

A most impressive executive style detached family home, offering a fantastic and wonderfully appointed flexible living space, set with driveway parking and garaging, together with sizeable gardens on this sought after and exclusive development.







FOR SALE

Excellent access to town amenities.

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s











- **1439 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**
- **ACD October to December**

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.

CLASSIC COLLECTION

The Classic Collection consists of four bedroom homes. These homes come with high-quality finishes, fixtures and fittings, including towel warmers and a rainfall shower in the bathroom as standard. The Classic Collection also includes Hotpoint integrated appliances and quartz worktops in the kitchen, exuding class throughout.

DESCRIPTION

To the ground floor is a super reception hall that leads to all of the ground floor accommodation. There is a delightfully proportioned living room, L shaped open plan kitchen diner which contains high quality fitted units and a wealth of integrated appliances, together with French doors which extend out to the rear gardens. Also to the ground floor is a study, guest WC and utility room. To the first floor, there are four bedrooms, the principal of which is well served by an en-suite shower room, whilst the remaining three bedrooms are serviced by the impressive family bathroom. Outside, there is a generous driveway parking area with EV charging point, which gives access to the detached garaging. The gardens to both the front and rear have been laid for ease of maintenance.

ACCOMMODATION

ENTRANCE HALL

STUDY
8'5" x 6'11"

GUEST WC

LIVING ROOM
14'2" x 12'6"

KITCHEN
19'3" x 10'9"

DINING/FAMILY ROOM
13'2" x 10'0"

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE
12'6" x 11'10"

ENSUITE SHOWER ROOM

BEDROOM TWO
14'3" x 10'2"

BEDROOM THREE
13'3" x 9'0"

BEDROOM FOUR
10'2" x 9'2"

BATHROOM

DETACHED DOUBLE GARAGE

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.