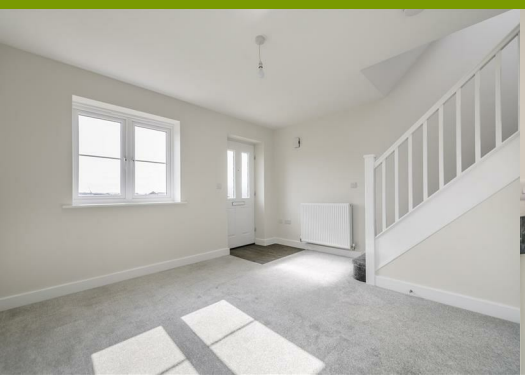


PLOT 52 - BELGRAVE MYTTON OAK MANOR

BOWBROOK | SHREWSBURY | SHROPSHIRE | SY3 5BT







A generously proportioned and beautifully appointed semi detached house, set with driveway parking and easily maintained gardens on this exclusive and sought after development.

Price Guide £262,000





2 2 1

- 614 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump & Electric vehicle charging point
- Choice of kitchen units with quartz or laminate worktops
- ACD January to March 2027
- 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

The ground floor accommodation comprises a well proportioned living room and feature kitchen diner, which is positioned to the rear and contains an attractive range of units and integrated appliances, together with French doors leading out to the rear gardens. Also to the ground floor is a guest WC and large built in storage cupboard. To the first floor, there are two bedrooms which are served by the well appointed bathroom. Outside, there is a driveway with space for 2 vehicles, together with an EV charging point. The gardens to both the front and rear have been laid for ease of maintenance.

ACCOMMODATION

LIVING ROOM

12'6" x 10'11" (3.81m x 3.33m)

GUEST WC

KITCHEN/DINING ROOM

12'6" x 9'5" (3.81m x 2.87m)

FIRST FLOOR LANDING

BEDROOM ONE

12'6" x 8'7" (3.81m x 2.62m)

BEDROOM TWO

12'6" x 8'3" (3.81m x 2.51m)

BATHROOM

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

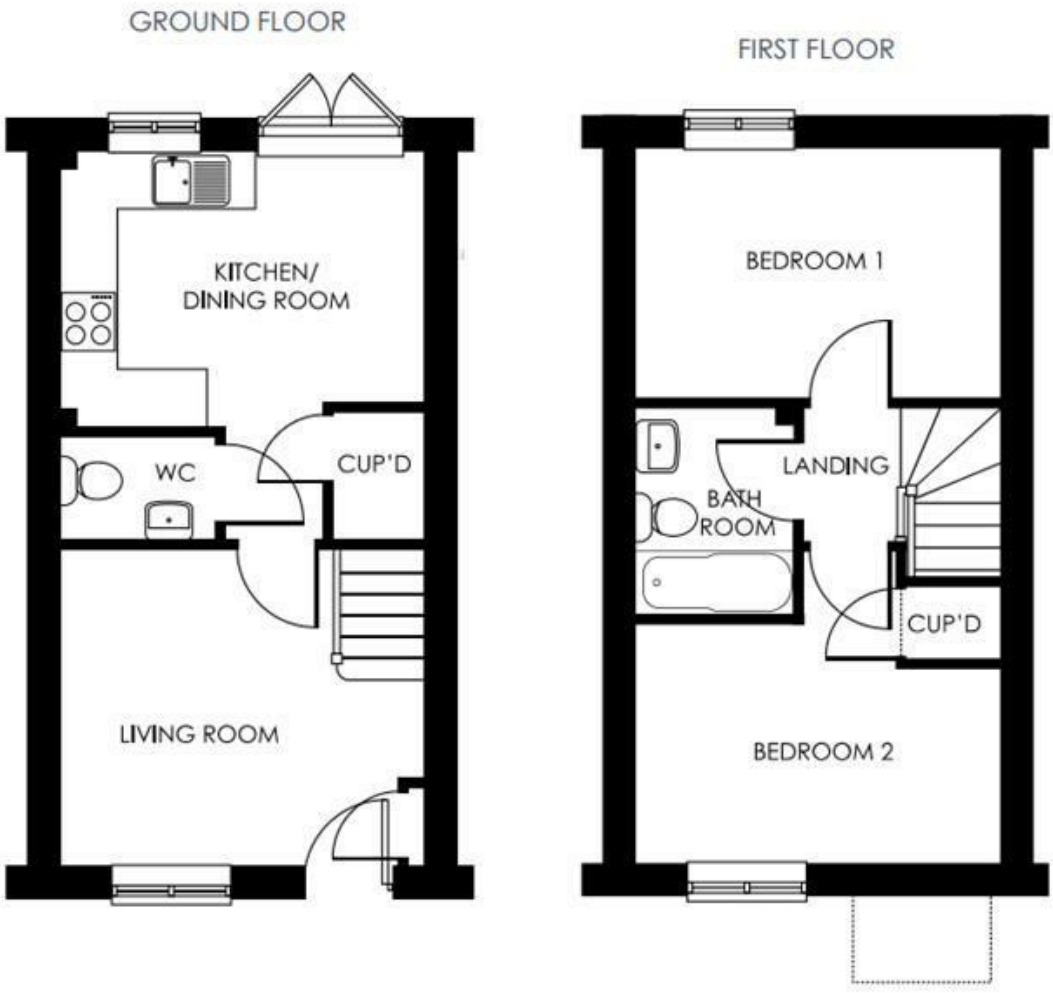
Freehold. Purchasers must confirm via their solicitor.

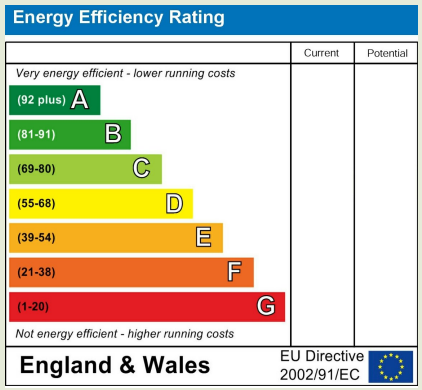
SERVICES

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.





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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

SHREWSBURY SALES

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

01743 236444 shrewsbury@hallsgb.com

www.hallsgb.com

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