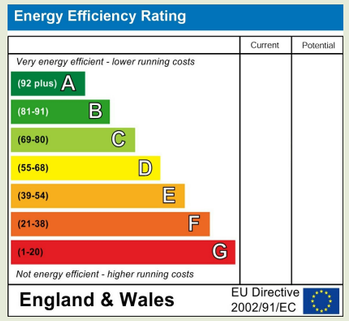




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

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

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



Halls 1845

PLOT 19 - ORLETON MYTTON OAK MANOR

BOWBROOK | SHREWSBURY | SHROPSHIRE | SY3 5BT







An exceptional and beautifully proportioned detached house with impressively appointed living space, set with driveway parking and garaging together with sizeable easily maintained gardens on this sought after and exclusive development.

Price Guide £530,000



2 4 2

- 1496 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 October to December
- 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.

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

Accessed from the entrance hall is a delightful living room, whilst the heart of the home is without doubt the excellent open plan kitchen dining family room. The kitchen area boasts numerous units and appliances together with a central island and bi-folding doors, which lead out to the rear gardens. In addition, is a separate utility room and guest WC. To the first floor are the impressive bedrooms, with the principal containing built in wardrobes and an en-suite shower room. There are three further bedrooms, which are served by the family bathroom and this contains a separate shower cubicle. It is worthy to note, bedroom two is also of a particularly generous size, as it is positioned over the garaging. Outside, there is a large driveway parking area with EV charging point and leading to the integral garage. The gardens are of a pleasing size and positioned to both the front and rear.

ACCOMMODATION

ENTRANCE HALL

GUEST WC

LIVING ROOM

13'10" x 11'1"

KITCHEN/DINING/FAMILY ROOM

22'9" x 17'9"

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

11'11" x 9'2"

ENSUITE SHOWER ROOM

BEDROOM TWO

14'3" x 9'10"

BEDROOM THREE

10'5" x 9'1"

BEDROOM FOUR

11'11" x 8'3"

BATHROOM

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.