



17 Whitty Close, Bowbrook, Shrewsbury, SY5 8QA

Shrewsbury & Country House Sales

MILLER
EVANS



17 Whitty Close, Bowbrook, Shrewsbury, SY5
8QA

£612,500

Freehold

- A modern beautifully appointed detached family home
- Accommodation arranged over three floors
- Through lounge, family room and well appointed kitchen/dining room
- Utility and cloakroom
- Two bedrooms with en suite shower/bathrooms
- Bedroom 3 and bathroom to the first floor
- Two further bedrooms and shower room to the second floor
- Double garage and parking with electrical charging point
- Landscaped rear garden
- Open green space to the front.



This outstanding five bedroom family house offers beautifully appointed and highly versatile living space arranged over three floors, combining refined interiors with superb family functionality. At the heart of the home is an attractive through lounge featuring a striking log burning stove, flanked on both sides by bespoke fitted cabinets with cupboards and display shelving. In addition, a separate snug provides a cosy retreat, ideal as a TV room, reading room or a quiet sitting area. The property boasts a superbly appointed kitchen with dining area, designed to create a social hub, perfect for both every day living and entertaining and an adjoining utility room offers valuable additional storage and practicality. From the entrance hall, a staircase rises to a first floor landing. The principal bedroom is particularly impressive, featuring a dedicated dressing area with an adjoining luxuriously appointed en suite bathroom with separate shower. A guest bedroom with en suite facility provides excellent accommodation for visitors, a further well proportioned bedroom ensuring ample space for a family. The top floor offers two additional bedrooms which are served by a separate shower room. This is an ideal space for older children, guests or flexible home working. Outside, the property continues to impress with a double garage and extensive driveway providing ample parking with a pathway extending to the front with a neatly kept garden serving the reception area.

The property is well placed on the fringe of this highly desirable residential development with open green space nearby and attractive views, situated at the end of a private cul-de-sac on this popular and convenient residential location close to amenities.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

21'5" x 11'6"

Bay window to the front

French doors to rear garden

FAMILY ROOM

9'3" x 10'7"

Bay window to the front

KITCHEN / DINING ROOM

22'6" x 10'7"

Fitted with a range of matching wall and base units

Built in double oven, hob with extractor hood over, integrated appliances

Central island unit

French doors to rear garden

UTILITY

6'1" x 6'7"

Matching wall and base units

Wine cooler

Door to garden



STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

21'5" x 10'7"

Dressing area with built in wardrobes

EN SUITE BATHROOM

Panelled bath

Separate shower cubicle

Two wash hand basins

WC and bidet

BEDROOM 2

12'3" x 11'6"

Built in wardrobe with mirror fronted sliding doors

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

8'10" x 8'1"

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc



STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4
8'7" x 13'9"

BEDROOM 5
15'5" x 11'1"

SHOWER ROOM
Shower cubicle
Wash hand basin, wc
Skylight.



GARDENS

DOUBLE GARAGE
Up and over door.

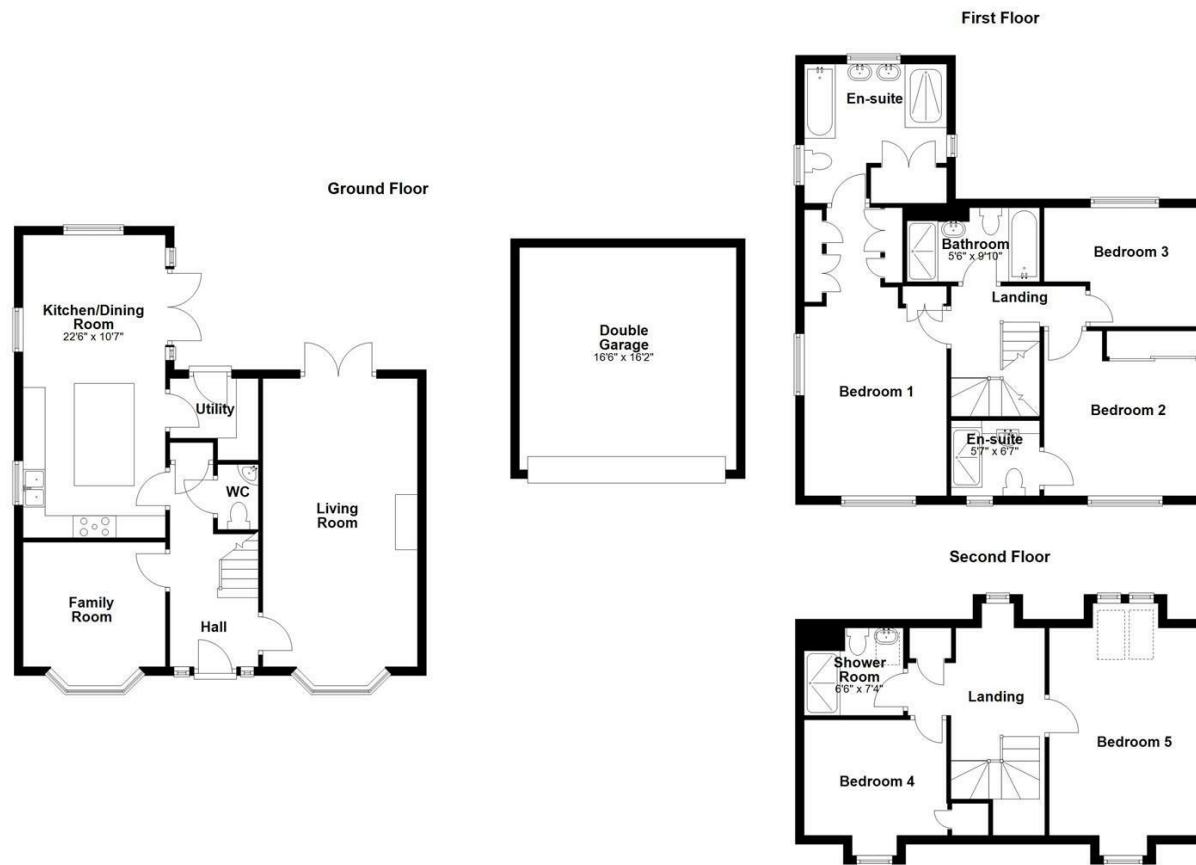
Extensive driveway providing ample parking with a pathway extending to the front with a neatly kept garden serving the reception area.

To the rear is a landscaped garden with an extensive paved patio and terrace providing an ideal area for outdoor dining and seating with a low maintenance artificial lawn creating a neat and useable garden space throughout the year. A further raised paved terrace offers an additional seating area and an attractive vantage point over the garden. The garden is well enclosed on all sides providing a high degree of privacy and making it ideal for families and outdoor living.

PLEASE NOTE: This property may be subject to additional management service charges.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road and continue the full length of the Mytton Oak island, taking the second exit into Mytton Oak Road. Continue to Bowbrook to the next island, turning left into Squinter Pip Way. Turn right into Whitty Close.



Total area: approx. 2199.5 sq. feet

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

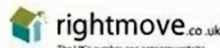
Council Tax Band : G

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
EVANS**

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

www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans