HOLLAND BROADBRIDGE

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**1 Pewit Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8QH**

**www.hbshrop.co.uk**









## Offers In The Region Of £485,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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# 1 Pewit Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8QH

An attractive, modern bay fronted five bedroom detached family home offering spacious, versatile and well presented living accommodation throughout. The property provides an excellent balance of generous living space and practical family functionality, making it ideally suited to modern family life. With its appealing bay fronted design, well maintained interiors, flexible living accommodation and part walled Westerly facing rear enclosed gardens. The property offers plenty of scope to accommodate a variety of individual needs. The property is situated within this popular residential location conveniently situated for an array of excellent local amenities some of which include: local shops/convenient store, super markets, healthcare facilities, highly regarded schooling and green spaces/walking routes. Access is readily accessible to the medieval town centre of Shrewsbury as is the local by-pass linking up to the M54 motorway network and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, study, spacious bay fronted lounge, modern open plan kitchen / diner / family room, laundry room with wc, first floor landing, large bay fronted master bedroom with stylish en-suite shower room, four further good size bedrooms, modern family bathroom, front and westerly facing part walled rear enclosed gardens, generous tarmacadam driveway, single garage, UPVC double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door gives access to:

**Reception hallway**
Having radiator, under stairs storage cupboard, additional cupboard housing Megaflo cylinder unit, wood effect flooring and radiator. Door from reception hallway gives access to:

**Laundry room with wc**
Having low flush wc, pedestal wash hand basin, eye level and base units, fitted wooden style worktops, radiator, wood effect flooring and UPVC double glazed window to side.

Door from reception hallway gives access to:

**Study**
8'3 x 6'10
Having UPVC double glazed window to front and radiator.

Door from reception hallway gives access to:

**Bay fronted lounge**
20'7 max into bay x 12'4
Having UPVC double glazed bay window to front and two radiators. Wooden framed glazed doors from bay fronted lounge and door from reception hallway gives access to:

**Kitchen / diner / family room**
26'0 x 11'8
And comprises: A range of modern of eye level and base units with built-in cupboards and drawers, integrated Bosh double oven, integrated fridge/freezer, Bosh five ring gas hob with Bosh stainless steel cooker canopy over, integrated dishwasher, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, tiled floor, two radiators, two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear garden and cupboard housing Potterton gas fired central heating boiler.

From reception hallway stairs rise to:

**First floor landing**
Having loft access. Doors from first floor landing then give access to five bedrooms and family bathroom.












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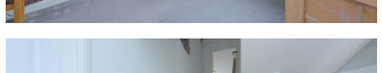
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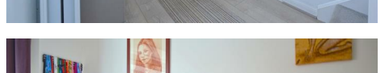






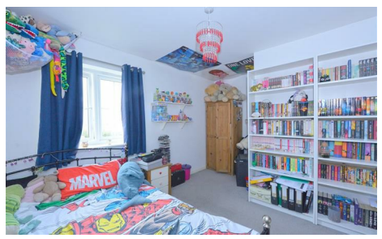










**Bedroom one**
19'0 max into bay reducing to 13'5 minimum x 12'6
Having UPVC double glazed bay window to front, built-in triple wardrobe and radiator. Door from bedroom one gives access to:

**En-suite shower room**
Having walk-in tiled shower cubicle with wall mounted mixer shower, low flush wc, pedestal wash hand basin, shaver point, tiled floor, part tiled to walls, extractor fan to ceiling, UPVC double glazed window to side and heated chrome style towel rail.

**Bedroom two**
13'9 max reducing to 10'0 min x 13'5 max reducing
Having UPVC double glazed window to front and radiator.

**Bedroom three**
10'0 x 9'8
Having UPVC double glazed windows to rear and radiator.

**Bedroom four**
11'10 max x 8'7
Having UPVC double glazed window to rear and radiator.

**Bedroom five**
9'11 x 7'0
Having UPVC double glazed window to rear and radiator.

**Family bathroom**
Having a modern white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, tiled floor, heated chrome style towel rail, shaver point and UPVC double glazed window to side.

**Outside**
To the front of the property paved pathway gives access to front door to either side of the paved pathway there are lawned gardens with mature hedging/shrubs. To the side of this there is a generous size tarmacadam driveway providing ample off-street parking. Access is then given to a single garage having up and over door and pitched/tiled roof. Gated pedestrian side access then leads to:

**Westerly facing rear gardens**
Which comprises: Large paved partially covered patio area with outside cold tap, timber garden shed, well stocked borders containing a variety of shrubs, plants and bushes, lawned gardens, the rear gardens are enclosed by brick walling and timber fencing.

**Services**
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND E**

**Tenure**
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

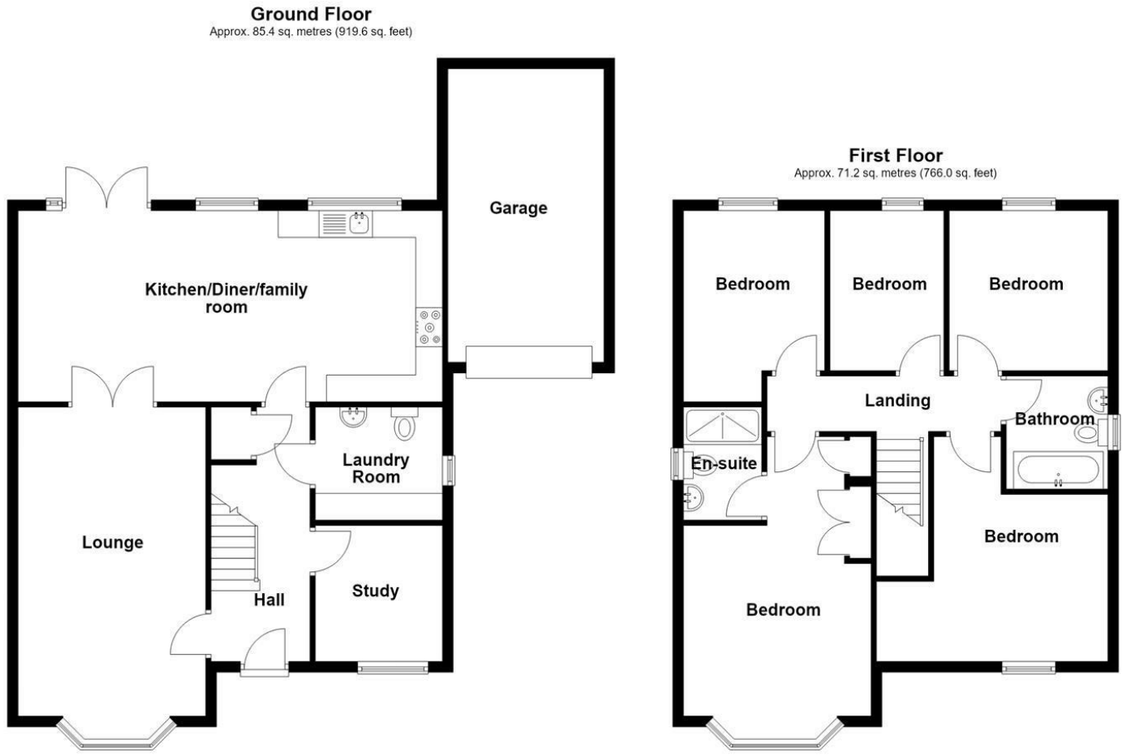
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**Disclaimer**
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.




Total area: approx. 156.6 sq. metres (1685.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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