



# TRACY PHILLIPS

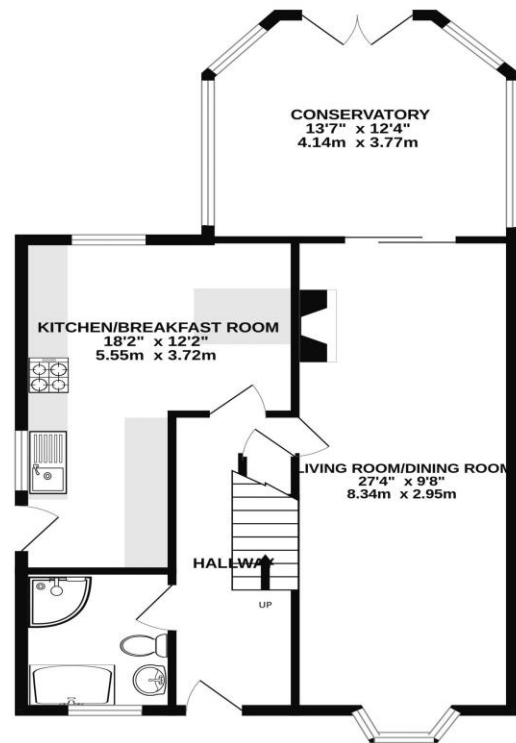
## Estates



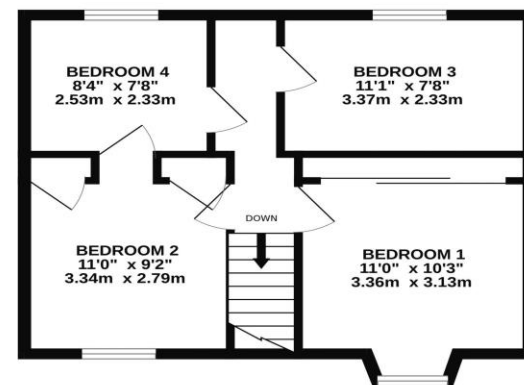
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		



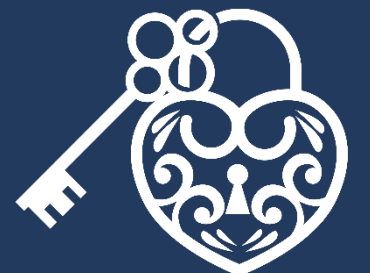
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Offers In The Region Of £250,000

Willowbrook Drive, Shevington, WN6 8AH



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Situated in the popular village of Shevington, this four-bedroom family home offers generous living accommodation, a private rear garden, and driveway parking with a single garage.

To the front of the property is a lawned garden and driveway providing off-road parking, leading to the garage.

The accommodation begins with an entrance hallway and a ground-floor family bathroom fitted with a bath, WC, and wash hand basin. The heart of the home is the bright and spacious lounge/dining room, featuring a charming fireplace and patio doors opening into a large conservatory, providing additional living space and lovely views over the rear garden. The well-proportioned kitchen offers a range of fitted cupboards and drawers, with a door providing access to the side garden.

To the first floor are four bedrooms, comprising two generous double bedrooms to the front and rear, a further double bedroom, and a small double fourth bedroom. Bedroom four is currently accessed via a hidden connecting door from bedroom three, although the original landing access remains in place and could easily be reinstated if preferred.

Externally, the rear garden features an artificial lawned area, patio, and hot tub. The property is ideally located within Shevington village, offering a variety of local amenities including cafés, restaurants, and highly regarded schools. Excellent transport links are also nearby, with Junction 27 of the M6 motorway just a five-minute drive away.





