



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Whitty Close, Bowbrook, Shrewsbury, SY5 8QA

**Offers in the Region of
£625,000**

To view this property please call us on **01743 236 800** Ref: T8118/SL/KQ

An exceptional five bedroom family residence boasting well planned and well proportioned accommodation over three floors.

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" (6.53m x 3.51m)

Bay window to the front

French doors to rear garden

FAMILY ROOM

9'3" x 10'7" (2.82m x 3.23m)

Bay window to the front

KITCHEN / DINING ROOM

22'6" x 10'7" (6.86m x 3.23m)

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" (1.85m x 2.01m)

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" (6.53m x 3.23m)

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" (3.74m x 3.51m)

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" (2.69m x 2.46m)

BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

STAIRCASE continues to SECOND FLOOR LANDING

BEDROOM 4

8'7" x 13'9" (2.62m x 4.18m)

BEDROOM 5

15'5" x 11'1" (4.70m x 3.39m)

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.



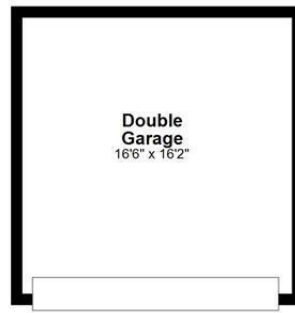
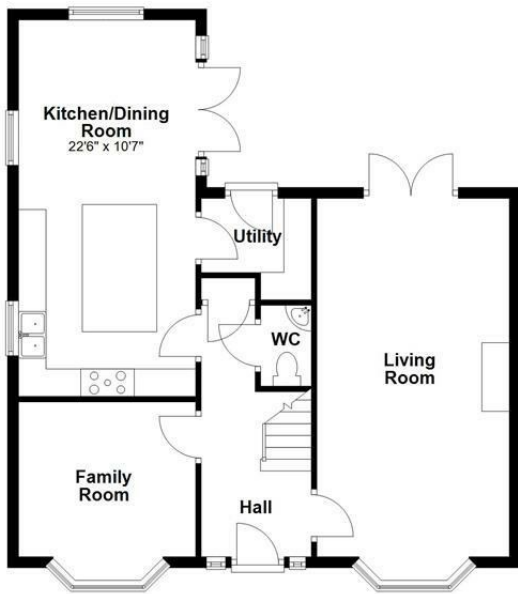




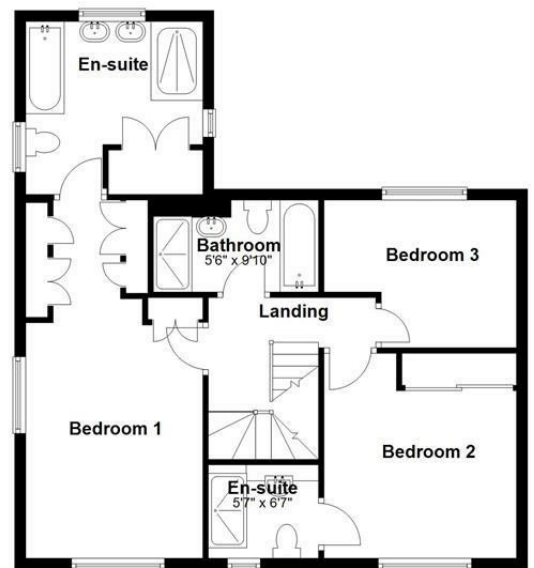


FLOOR PLANS ...

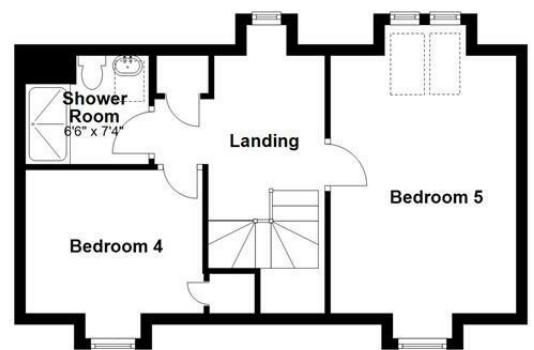
Ground Floor



First Floor



Second Floor



Total area: approx. 2199.5 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Cophorne 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.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

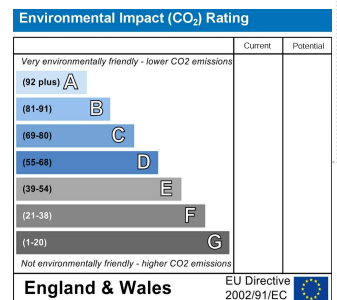
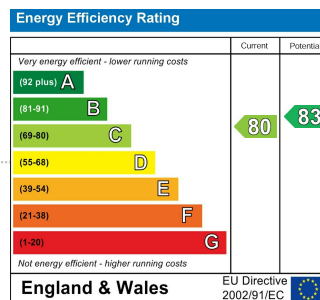
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: G

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.



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. Images may have been enhanced.

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 you with your decision to move.

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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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