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Estate Agents

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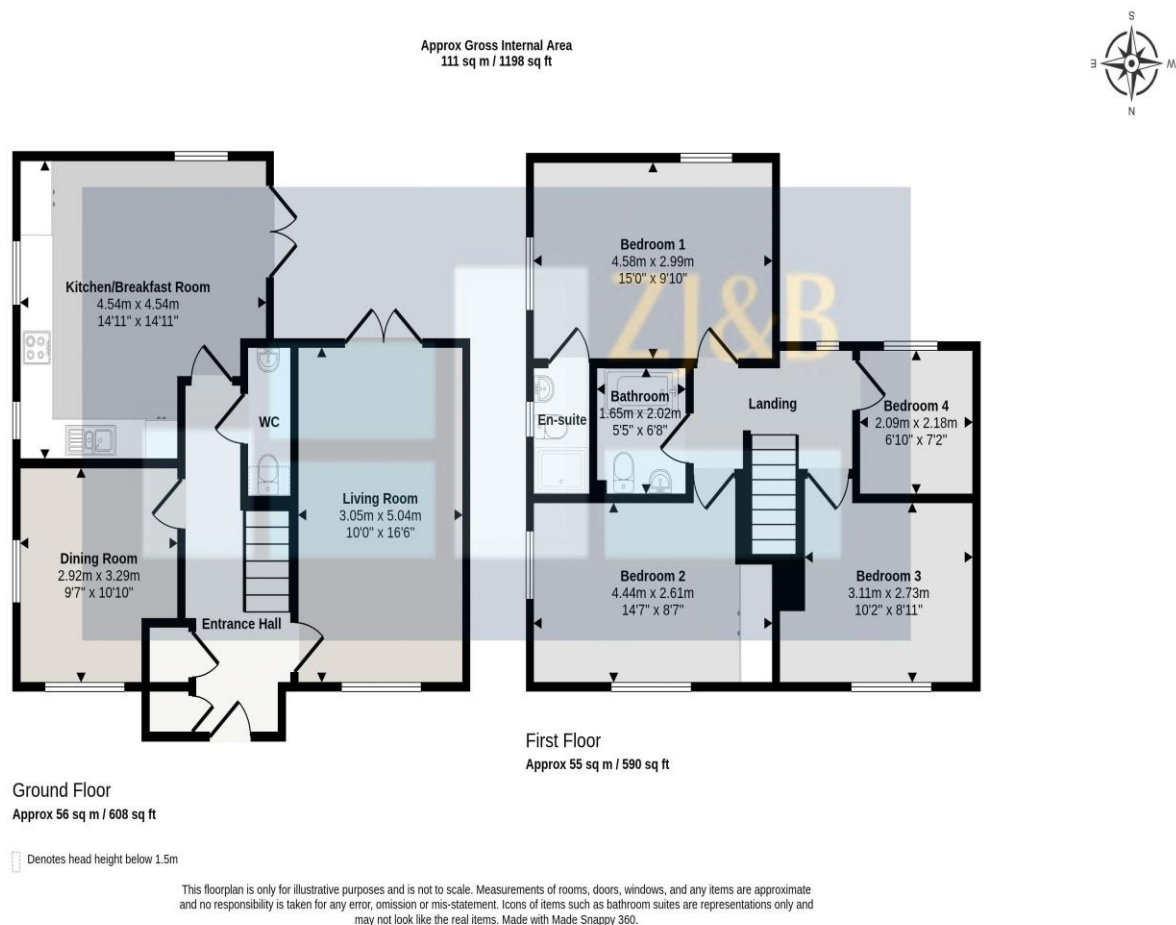
**30 Whinberry Drive, Bowbrook,
Shrewsbury, Shropshire, SY5 8QN**

£430,000

An attractive, 4-bedroom detached house located within walking distance of the hospital and primary school, with the bypass and road connections a short drive away.



Enjoying an enviable corner plot in one of Shrewsbury's most sought-after residential developments, this 4-bedroom detached house is located within walking distance of the hospital and primary school, with the bypass and road connections just a short drive away. The accommodation begins with a generous central entrance hall; the living room to the right has French doors leading onto a good-sized garden, and the dining room to the right has dual-aspect windows and offers flexibility as a dining room, study, or, as at present, a ground-floor bedroom. At the end of the hall is a downstairs WC and a door to the well-designed, large 'L' shaped kitchen/breakfast room offering a full range of units and an array of integrated appliances; French doors lead onto a sheltered patio. Upstairs, from the good-sized landing, doors lead to the bedrooms. The main bedroom benefits from an en-suite shower room; there are 2 further double bedrooms and a good-sized single bedroom, and the main bathroom completes the internal accommodation. Outside, the rear garden provides a patio and lawn, being enclosed by an attractive curved wall and fencing. A double-length tarmacadam driveway is located to the rear of the property and leads to the brick-built garage. The property has double glazing and is warmed by gas central heating.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

30, Whinberry Drive Bawdrip, SHREWSBURY SY5 8QN	Energy rating B	Valid until: 5 October 2027
		Certificate number: 8823-7330-5849-6426-6902

Property type Detached house

Total floor area 113 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage