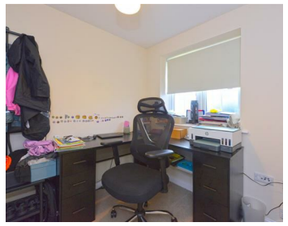
HOLLAND BROADBRIDGE



The Property Ombudsman

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HOLLAND BROADBRIDGE

4 Woodwynd Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8PZ

www.hbshrop.co.uk

Offers In The Region Of £395,000

Viewing: strictly by appointment through the agent

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HOLLAND BROADBRIDGE

4 Woodwynd Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8PZ

Offers In The Region Of

£395,000

Having an upgraded specification, this is a spacious, modern and particularly attractive four double bedroom detached house, which occupies a pleasing position within this much favoured residential location. The property is within striking distance of the Royal Shrewsbury Hospital, local schooling and a variety of excellent local amenities. Access to the local bypass linking up to the M54 motorway network is readily assessable and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, cloakroom with laundry area, study, bay fronted lounge, spacious kitchen/diner/family room, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom, front and rear enclosed gardens, tarmacadam driveway, single brick built garage, upvc double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door gives access to:

Reception hallway
Having telephone point, radiator, under-stairs storage cupboard.

From reception hallway door gives access to:

Cloakroom with laundry area
Having low flush WC with hidden cistern, wall mounted wash hand basin, integrated washing machine with storage cupboards to side, fitted wooden style worktop, radiator, extractor fan to ceiling, tiled floor.

Door from reception hallway gives access to:

Study
8'1 x 6'6
Having upvc double glazed window to front, radiator.

Door from reception hallway gives access to:

Bay fronted lounge
17'1 max into bay x 11'6
Having walk-in upvc double glazed bay window to front, radiator, TV and telephone points,.

Wooden framed glazed double doors from lounge and door from reception hallway give access to:

Kitchen/diner/family room
25'0 x 10'3
The dining/family area comprises: tiled floor, radiator, upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side. The kitchen area comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated double oven, fridge freezer, dishwasher, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, upvc double glazed window to rear, cupboard housing gas fired central heating boiler, tiled floor, LED recessed spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing
Having cupboard housing Megaflo pressurised water system, loft access.

Doors from first floor landing give access to: Four double bedrooms and family bathroom.

Bedroom one
16'3 max in recess reducing down to 13'2 max into
Having walk-in upvc double glazed bay window to front, fitted mirror fronted double wardrobe, radiator.

Door from master bedroom gives access to:

En-suite shower room
Having large walk-in tiled shower cubicle, low flush WC with hidden cistern, wall mounted wash hand basin, part tiled to walls, tiled floor, heated chrome style towel rail, recessed LED spotlights and extractor fan to ceiling.

Bedroom two
14'4 max x 9'2 max
Having upvc double glazed window to rear, radiator.

Bedroom three
10'11 max x 9'11
Having upvc double glazed window to front, radiator, telephone and TV aerial point.

Bedroom four
10'6 x 8'2
Having upvc double glazed window to rear, radiator.

Family bathroom
Having a modern family suite which comprises: panel bath with mixer shower over, glazed shower screen to side, low flush WC, wall mounted wash hand basin, part tiled to walls, tiled floor, upvc double glazed window to side, LED recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Outside
To the front of the property paved pathway gives access to front door with a variety of mature shrubs and small lawn garden area. To the right hand side of the property there is a tarmacadam driveway which gives access to a brick built single garage with up and over door.

In between the house and garage gated pedestrian access then leads to the property's:

Rear gardens
Which comprise: paved patio area, lawned garden, outside cold tap. The rear gardens are enclosed by 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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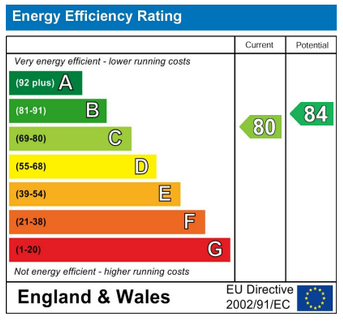
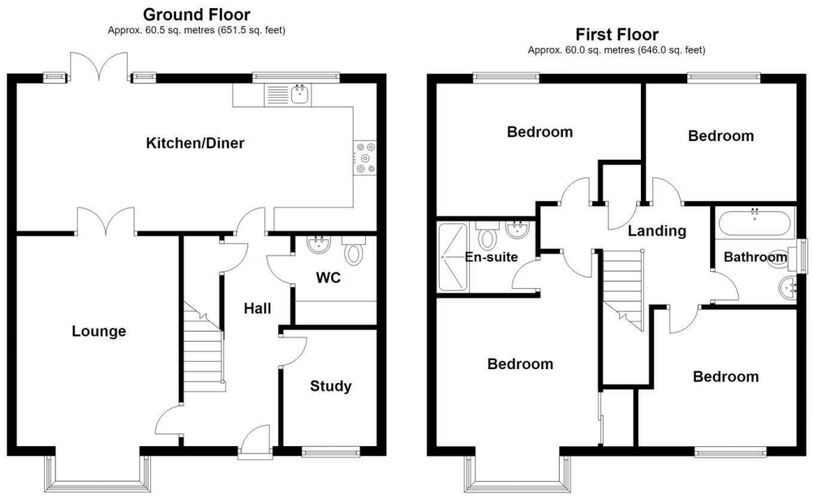
Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



Total area: approx. 120.5 sq. metres (1297.5 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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