SAMUEL WOOD

23 Woodwynd Close, Bowbrook, Shrewsbury, Shropshire, SY5 8PZ

Offers In The Region Of £340,000

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Bowbrook, Shrewsbury, Shropshire, SY5 8PZ

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- Prime corner plot in Bowbrook
- Bright, spacious living room
- Three bedrooms, one en-suite
- Private, low-maintenance garden
- NO UPWARD CHAIN
- Close to hospital and amenities
- Modern kitchen with garden access
- Stylish family bathroom
- Garage and driveway parking
- EPC rating tbc

Occupying a desirable corner position in the ever-popular Bowbrook district of Shrewsbury, this modern detached house presents a superb opportunity for buyers seeking a well-appointed home within walking distance of the Royal Shrewsbury Hospital and local amenities. Thoughtfully maintained and tastefully styled throughout, the property offers light-filled, balanced accommodation ideally suited to family life or professional couples. Bowbrook is a highly regarded suburban area offering excellent transport links, catchment for reputable schooling, and convenient access to Shrewsbury's town centre, the hospital, and surrounding countryside.

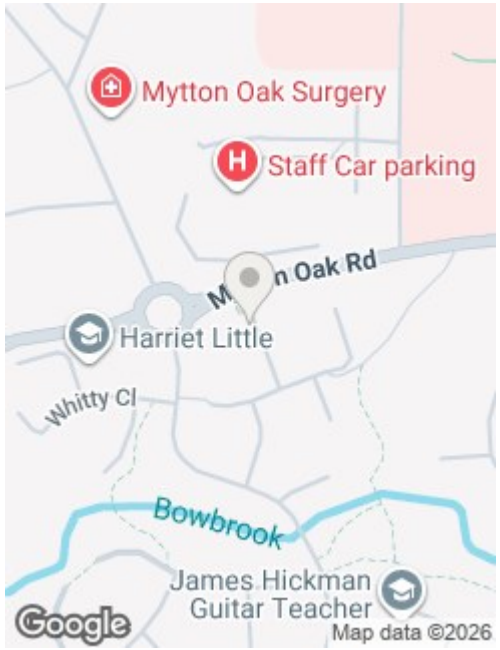
Upon entering the property, you are welcomed by a bright and airy reception hall that sets the tone for the rest of the home. Off the hall, there is a convenient guest cloakroom/WC, and access leads through to a generously proportioned living room. With ample space for relaxation or entertaining, the room is thoughtfully laid out and benefits from natural light due to its corner positioning.

To the rear of the home, the separate dining kitchen forms the social heart of the property. Fitted with a contemporary range of units and appliances, it offers both style and functionality. French doors open directly onto the garden, creating a seamless indoor-outdoor living experience that's ideal for family meals or entertaining guests in warmer months.

The first floor comprises a spacious landing that connects three comfortable bedrooms. The principal bedroom features a modern en-suite shower room, while the other two bedrooms are served by a stylish family bathroom.

Outside, the property enjoys an attractive part-walled rear garden, laid out for ease of maintenance and privacy - ideal for summer dining or play. A detached garage and driveway provide off-road parking.

Further benefits of this property include gas-fired central heating, uPVC double glazing and the additional reassurance of no upward chain, making this an excellent choice for buyers looking to proceed without delay.



Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 4 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

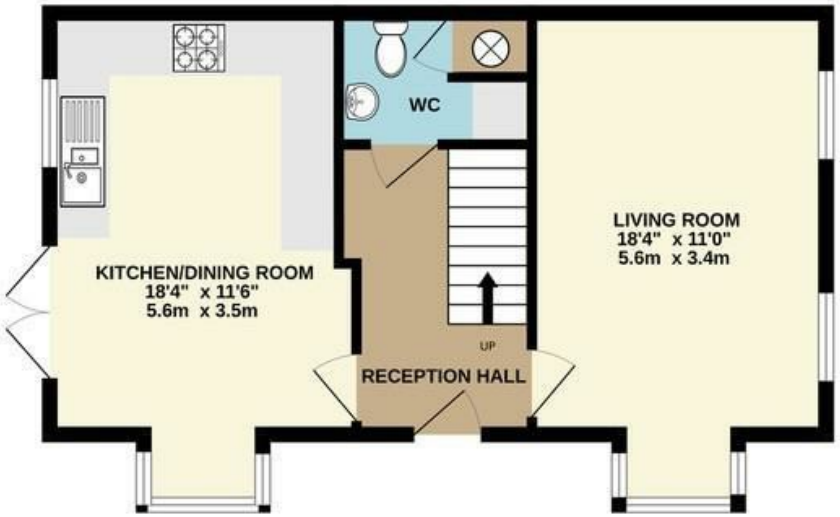
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

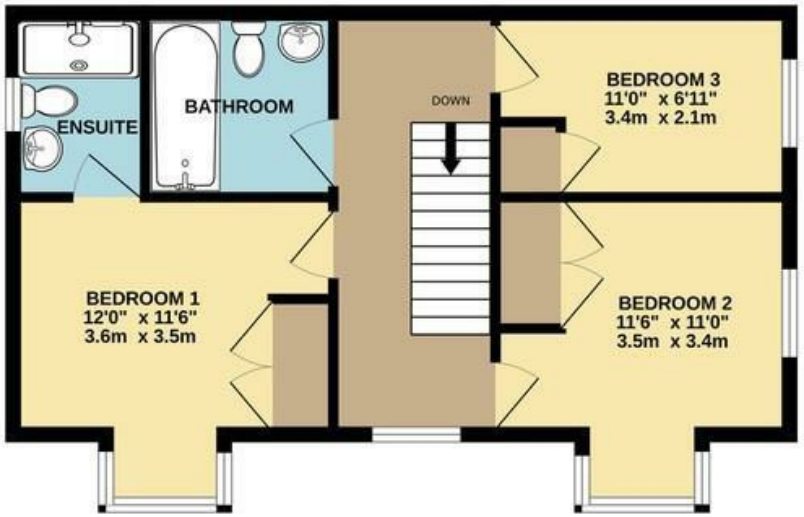
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Floor Plans

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.