Roger Parry & Partners

24 Pewit Close, Bowbrook, Shrewsbury, SY5 8QH

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Offers In The Region Of £435,000

A modern four-bedroom detached family home situated within a popular residential development in Shrewsbury.

The accommodation briefly comprises an entrance hallway, living room, modern open-plan kitchen/dining room, utility room and downstairs cloakroom. To the first floor, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage and an enclosed rear garden.

The property enjoys a desirable position within a popular residential development in Shrewsbury, situated on a private cul-de-sac with open green spaces nearby. The location is conveniently positioned for a range of local amenities and facilities.

Bowbrook Primary School and a new nursery and primary school are within easy reach, together with the Royal Shrewsbury Hospital. The property also benefits from excellent road links, with the nearby bypass providing access to the M54 motorway network and wider areas. Shrewsbury town centre is approximately two miles away, offering a comprehensive range of shops, cafés, restaurants, leisure facilities and other amenities.

Entrance Hall
Fitted with wood effect flooring and useful understairs storage cupboard.

Living Room
With fitted carpets and double doors leading through to:

Open Plan Kitchen/ Dining Room
Fitted with a range of contemporary eye-level and base units with fitted worktops incorporating a stainless steel sink unit and mixer tap. Integrated appliances include a Bosch dishwasher, Hotpoint oven and grill, four-ring gas hob and extractor fan. There is also space for a fridge/freezer. Tiled flooring and French doors providing access to the rear garden. Door provides access to:

Utility Room
Fitted with matching base units and worktops incorporating a stainless steel sink unit. Integrated appliances include a Bosch washing machine. The utility room also houses the boiler and benefits from tiled-effect flooring. A door provides access to the rear garden, with a further door leading to:

Downstairs Cloakroom
Fitted with a low level flush wc, wash hand basin with mixer tap, extractor fan and tiled effect flooring.

Stairs rise to first floor landing.

Principal Bedroom
With fitted carpets and wardrobes. Door leads to:

Ensuite Shower Room
Fitted with a modern white suite comprising a walk-in shower with shower unit, low-level flush WC and wash hand basin with mixer tap. Further benefits include a heated towel rail, extractor fan, shaver socket and tiled-effect flooring.

Bedroom
With fitted carpets and wardrobe.

Bedroom
With fitted carpets and wardrobe.

Bedroom
With fitted carpets.

Family Bathroom
Fitted with a modern white suite comprising a panelled bath with shower unit, low-level flush WC and wash hand basin with mixer tap. The bathroom further benefits from a shaver socket, extractor fan, heated towel rail and tiled-effect flooring.

Outside
The property is situated within a private cul-de-sac and benefits from a tarmacadam driveway providing off-road parking for two vehicles, with access to the GARAGE. The front garden features a lawned area with established shrubs. To the rear, the garden is predominantly laid to lawn and enclosed by fencing, providing a private and enclosed outdoor space.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 10,000 Mbps. Mobile Service: Good outdoor and variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

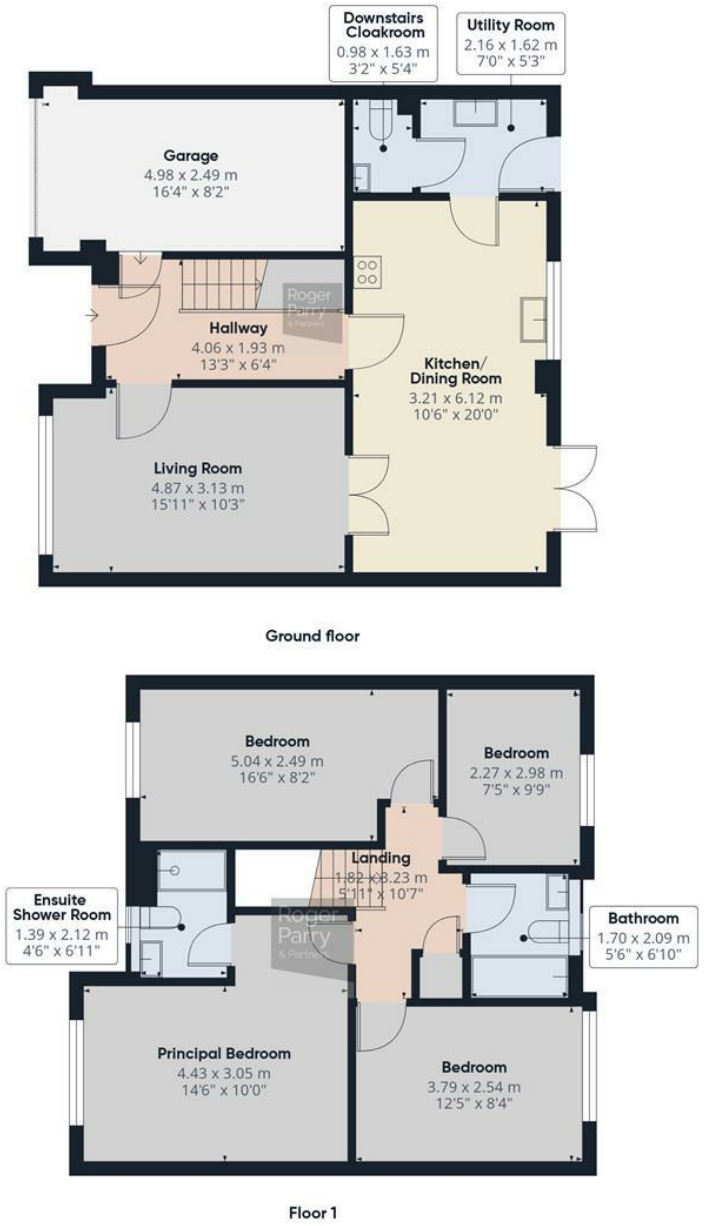
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area(1)

116.5 m²

1253 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: E
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.