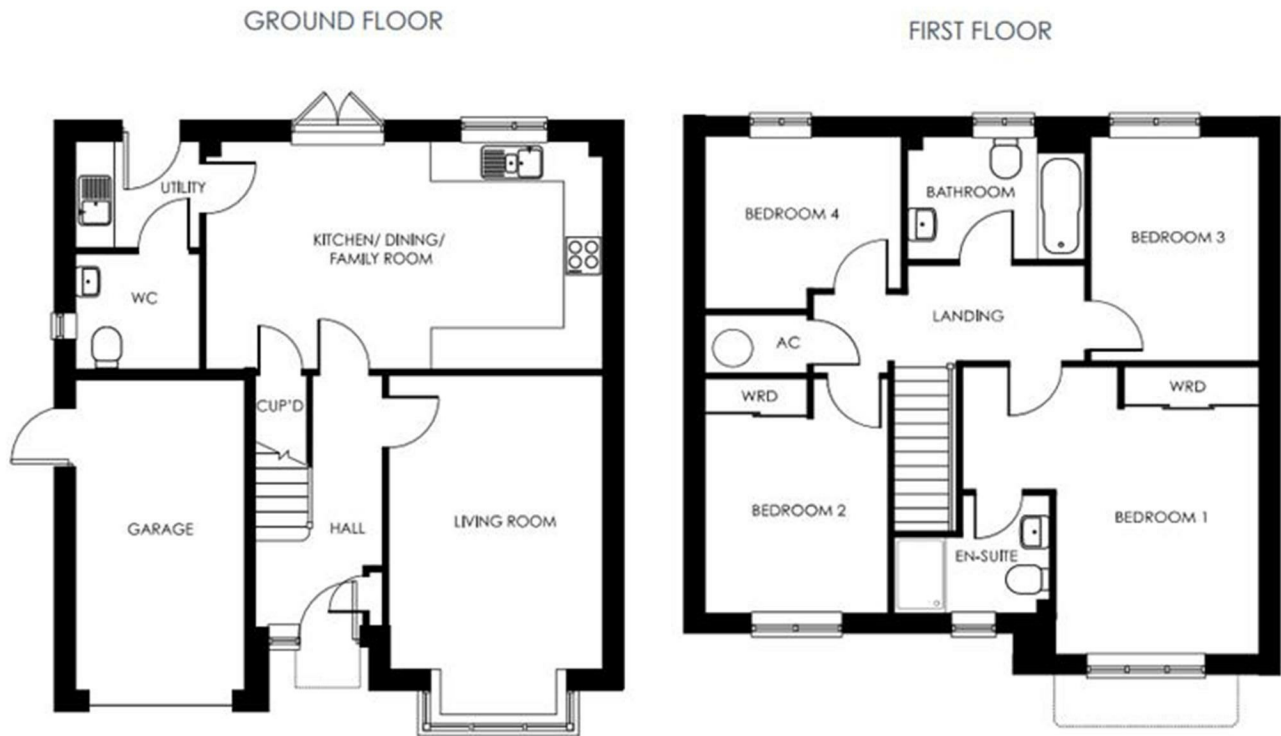


FOR SALE



Plot 18 - Ryton, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT



FOR SALE

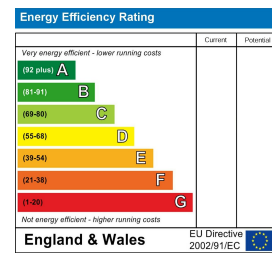
Price Guide £480,000

Plot 18 - Ryton, Mytton Oak Manor, Bowbrook, Shrewsbury, SY3 5BT

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A fantastic detached family home, with a superb living environment and beautifully appointed accommodation, set with a generous driveway, integral garaging and good sized gardens on this sought after and exclusive development.



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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Excellent access to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 1297 sq ft
- NHBC 10-year Buildmark Warranty
- Air Source Heat Pump
- Choice of kitchen units with quartz or laminate worktops
- Electric vehicle charging point
- Fibre ready (FTTP)
- EPC rating B

#### THE DEVELOPER

Shropshire Homes is an award-winning housebuilder, developing homes of quality and character for over forty-four years. From initial concept to design and creation, Shropshire Homes have an experienced in-house team to create beautiful properties in Shropshire and surrounding areas.

#### THE DEVELOPMENT

Mytton Oak Manor offers an assortment of two & three bedroom semi-detached homes from our Legacy Collection, as well as three & four bedroom detached homes from our Classic Collection and four bedroom detached properties from our Prestige Collection. Our designers have created the layout of our beautiful homes so they make the perfect living space for all individuals, couples and families.

#### THE HOMES

Mytton Oak Manor comprises house types from our Legacy, Classic and Prestige Collections, including two & three bedroom semi-detached, as well as three & four bedroom detached homes. All of the homes come with private driveways and some also include a garage. Each home includes a private secluded garden, electric car charging point, air source heat pump and high-quality design features.

#### CLASSIC COLLECTION

The Classic Collection consists of four bedroom homes. These homes come with high-quality finishes, fixtures and fittings, including towel warmers and a rainfall shower in the bathroom as standard. The Classic Collection also includes Hotpoint integrated appliances and quartz worktops in the kitchen, exuding class throughout.

#### DESCRIPTION

A most inviting hallway leads through to an excellent living room with bay window. Positioned to the rear of the house, is a most impressive open kitchen diner containing a wealth of quality fitted units and numerous integrated appliances. French doors then extend out to the rear gardens. Completing the ground floor, is a utility room and guest WC. To the first floor, there are four spacious bedrooms, two of which contain built in wardrobes and the principal also affords an en-suite shower room, whilst the remaining three bedrooms are served by the family bathroom. Outside, the property is accessed over a good sized driveway with EV charging point, which leads to the integral garage. The gardens are of pleasing size and have been extensively laid for ease of maintenance.

#### ACCOMMODATION

##### ENTRANCE HALL

##### LIVING ROOM

15'2" x 11'0"

##### KITCHEN/DINING/FAMILY ROOM

20'7" x 11'7"

##### UTILITY ROOM

##### GUEST WC

##### FIRST FLOOR LANDING

#### BEDROOM ONE

15'2" x 10'0"

#### ENSUITE SHOWER ROOM

#### BEDROOM TWO

12'3" x 8'11"

#### BEDROOM THREE

11'9" x 8'3"

#### BEDROOM FOUR

9'7" x 9'0"

#### BATHROOM

#### GARAGE

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.