

3 Maithen Crescent, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8QE

www.hbshrop.co.uk



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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position within this sought after residential location this is a particularly attractive, spacious and well presented five bedroom detached house with appealing living accommodation over 3 floors. The property boasts a number of pleasing features some of which include: bay fronted lounge, modern kitchen with range of built-in appliances, large master bedroom with dressing area and en-suite shower room, guest bedroom with en-suite shower room, double width tarmac driveway, garage and enclosed rear gardens. Bowbrook Meadows is within close proximity to the Royal Shrewsbury Hospital, local schooling, variety of excellent local amenities and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent. NO UPWARD CHAIN.

Accommodation

Reception hallway, bay fronted lounge, dining room, modern kitchen with range of built-in appliances, laundry room, cloakroom, first floor landing having bedroom with en-suite shower room, three further bedrooms, family bathroom, second floor landing having master bedroom with dressing area and en-suite shower room, front and generous size rear enclosed gardens, double width tarmac driveway, garage, gas fired central heating, upvc double glazing,. Viewing is recommended.

Canopy over, composite double glazed entrance door gives access to:

Reception Hallway

Having radiator, under-stairs storage cupboard.

Door to:

Bay fronted lounge

17'6 max into bay x 10'6
Having upvc double glazed bay window to front, two radiators.

Door from reception hallway gives access to:

Dining room

14'10 max into bay x 9'0
Having bay with range of upvc double glazed windows, upvc double glazed French doors giving access to rear gardens, radiator, tiled floor.

From dining room access is given to:

Modern kitchen

8'8 x 8'0
Having eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher oven, four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel 1 1/2 sink drainer with mixer tap over, tiled splash surrounds, upvc double glazed window to rear, tiled floor.

Door from dining room gives access to:

Laundry room

5'6 x 5'2
Having eye level and base units, space for appliances, fitted worktop, tiled floor, composite double glazed entrance door giving access to rear gardens, radiator, wall mounted extractor fan.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin with tiled splash surrounds and mixer tap over, tiled floor, radiator, upvc double glazed window to side.

From reception hallway stairs rise to:

First floor landing

Having radiator, upvc double glazed window to front, linen store cupboard.

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

Bedroom

12'6 x 10'5
Having upvc double glazed window to front, radiator.

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, wall mounted extractor fan, shaver point.

Bedroom

13'0 x 9'1
Having upvc double glazed window to front, radiator.

Bedroom

9'7 max reducing down to 7'10 min x 9'7
Having upvc double glazed window to rear, radiator.

Bedroom

9'7 x 9'7
Having upvc double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, radiator, part tiled to walls, vinyl floor covering, upvc double glazed window to rear, wall mounted extractor fan, radiator.

From first floor landing stairs rise to:

Second floor landing

Having radiator.

Door from second floor landing gives access to:

Bedroom

17'3 max reducing down to 13'9 x 12'5
Having part sloping ceilings with roof windows to front and rear, radiator.

From bedroom access is given to:

Dressing area

9'2 x 4'7
Having part sloping ceiling, radiator, roof window to rear.

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, cupboard housing pressurised system, roof window to front, shaver point.

Outside

To the front of the property there is a lawned garden with mature shrubs and hedging, double width tarmac driveway gives access to:

Garage

17'6 x 8'8
Having wall mounted gas fired central heating boiler, up and over door, gated pedestrian side access then leads to property's generous size:

Rear gardens

Having two Indian sandstone paved patio areas with matching pathway, lawned gardens border with inset shrubs, plants and bushes. 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).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

