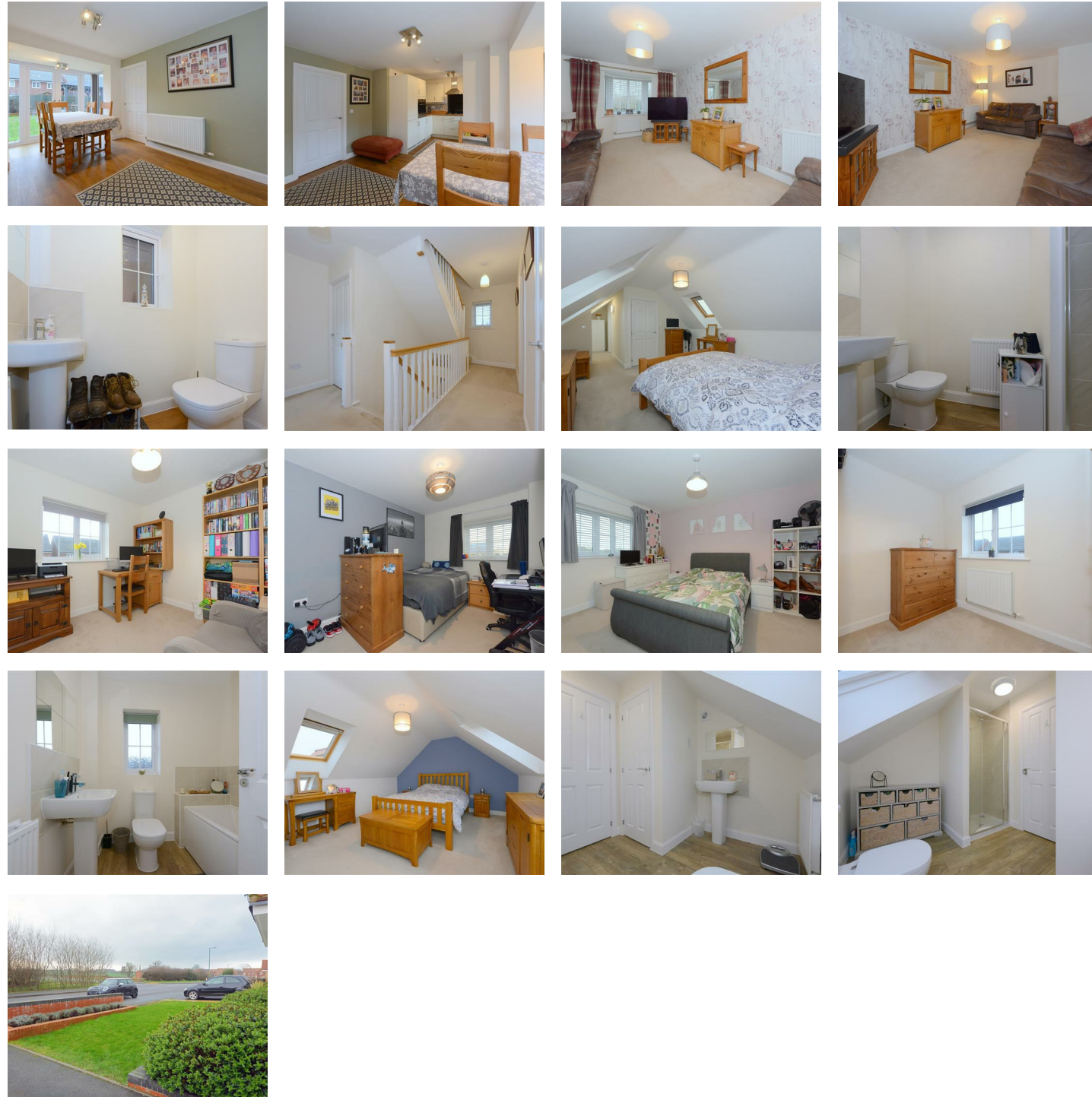


55 Squinter Pip Way, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8PX

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

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Offers In The Region Of £429,995

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is an appealing, four bedroom detached house, offering well presented, modern, and spacious living accommodation over three floors. The property overlooks the newly constructed Bowbrook Primary school and towards The Shropshire Hills and is within close proximity to an array of good local amenities including local supermarkets, medical practices, highly regarded schooling and the Royal Shrewsbury Hospital. Commuters will be pleased to know that access to the local bypass which links up to the motorway network is readily accessible from the property. Early viewing of this appealing modern property comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hallway, bay fronted lounge, modern L shape kitchen /diner / family room, laundry room, cloakroom, first floor landing having four bedrooms (one with en-suite shower room), principle family bathroom, second floor landing, master bedroom with dressing area and en-suite shower room, front and rear enclosed gardens, double width tarmacadam driveway providing ample off street parking, generous size integral single garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having radiator, upgraded wood effect flooring, wall mounted digital heating control panel, under-stairs storage cupboard.

Door from entrance hallway gives access to:

Bay fronted lounge

17'5 max into bay x 10'8

Having walk-in bay with three upvc double glazed windows which provides a pleasing outlook to the front of the property, two radiators, TV, telephone and Sky points.

Door from entrance hallway gives access to:

L shaped kitchen/diner/family room

17'1 max x 14'11 max reducing down to 8'7

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob with cooker canopy over, upgraded wood effect flooring, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over tiled splash surrounds, upvc double glazed window overlooking the property's rear gardens.

The dining/family area comprises: upgraded wood effect flooring, radiator, upvc double glazed window and upvc double glazed French doors giving access to rear gardens.

Door from kitchen/diner/family room gives access to:

Laundry room

5'7 x 5'5

Having fitted wooden style worktop, space for tumble dryer and washing machine, eye level and base units, upgraded wood effect flooring, double glazed door giving access to rear of the property, radiator.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, upvc double glazed window to side, radiator, upgraded wood effect flooring.

From entrance hallway stairs rise to:

First floor landing

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

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

Bedroom two

10'6 x 10'2

Having upvc double glazed window, with pleasing aspect to front, radiator.

Door from bedroom two gives access to:

En-suite shower room

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, upgraded wood effect flooring, radiator, wall mounted extractor fan.

Bedroom three

10'11 x 8'10

Having upvc double glazed window with pleasing aspect to front, radiator, built-in mirror fronted double wardrobe.

Bedroom four

9'10 max x 9'6

Having upvc double glazed window to rear, radiator.

Bedroom (Study)

9'5 max x 9'4

Having upvc double glazed window to rear, radiator, telephone point.

Bathroom

Having a modern three piece white suite, comprising: panel bath, low flush WC, pedestal wash hand basin with mixer tap over, upvc double glazed window to rear, extractor fan to ceiling, upgraded wood effect flooring, radiator.

From first floor landing stairs rise to:

Second floor landing

Door then gives access to:

Bedroom one

13'9 excluding dressing area x 12'5

Having part sloping ceiling with double glazed roof windows to front and rear, radiator, TV aerial point.

From bedroom one access is given to:

Dressing area

8'10 x 4'7

Having part sloping ceiling, double glazed roof window to rear, radiator.

From dressing area door then gives access to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, double glazed window with pleasing aspect to front, wood effect flooring, radiator, cupboard housing pressurised water system, wall mounted extractor fan.

Outside

To the front of the property there is a custom rise brick walling with raised beds, lawn garden, low maintenance stone sections with inset shrubs and bushes. To the side of this there is a double width tarmacadam driveway with outside lighting point which then gives access to:

Garage

16'10 x 8'8

Having up and over door, fitted power and light, wall mounted gas fired central heating boiler and electricity consumer unit.

Gated side access then leads to the:

Rear garden

Which comprises: large paved patio area, lawn garden, further covered paved patio area making this a pleasing outside socialising area, low rise brick walling with borders and inset shrubs, 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).

Disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients 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.

Referral fee 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

