

19 Wrekin Dove Close, Darwins Walk, Shrewsbury,  
Shropshire, SY5 8QJ

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**Offers In The Region Of £500,000**

Viewing: strictly by appointment  
through the agent

Occupying a lovely end of private driveway position with a beautiful rural aspect to the front, this is a modern, spacious and well presented five double bedroom bay fronted detached house, with appealing living accommodation over three floors. The property is located within this desirable residential location, close to a variety of local amenities which Radbrook Green has to offer some of which include Co-op supermarket, Post Office, highly regarded schooling, medical practice etc and is well placed for easy access to the Shrewsbury town centre and local by-pass, linking up to M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, bay fronted lounge, bay fronted dining room, attractive kitchen/breakfast room, laundry room, first floor landing, master bedroom with ensuite bathroom, guest bedroom with ensuite shower room, family bathroom, second floor landing having two further bedrooms and separate shower room, attractive front and rear enclosed gardens, generous tarmacadam driveway, detached brick built double garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over double glazed entrance door with UPVC double glazed windows to side gives access to:

#### Reception hallway

Having wood effect flooring, radiator, wall mounted digital heating control panel, built in understairs storage, store cupboard housing electricity consumer unit.

Door from reception hallway gives access to:

#### Understairs cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

#### Bay fronted lounge

21'5 excluding bay x 11'7

Having bay to front with UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, two radiators.

Door from reception hallway gives access to:

#### Bay fronted dining room

10'7 x 9'4 excluding bay

Having walk-in bay with UPVC double glazed windows to front, radiator.

Door from reception hallway gives access to:

#### Kitchen/breakfast room

14'7 max x 10'6

Having eye level and base units with built-in cupboards and drawers, integrate double oven, fridge and freezer, dishwasher, five ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, recessed spotlights to ceiling, radiator, wood effect flooring, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side.

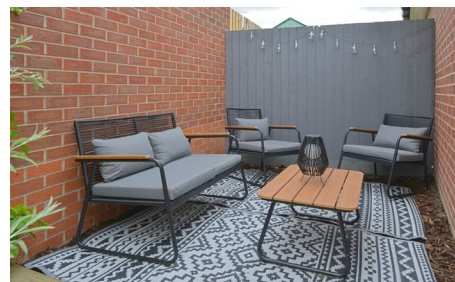
Door from kitchen/breakfast room gives access to:

#### Laundry room

6'0 x 5'6

Having eye level and base units, cupboard housing gas fired central heating boiler, integrated washing machine and space for tumble dryer, wood effect flooring, double glazed door giving access to rear gardens, recessed spotlights and extractor fan to ceiling.

From reception hallway stairs rise to:





#### First floor landing

Having radiator. Doors then give access to: Three double bedrooms and family bathroom.

#### Bedroom one

13'9 x 10'6

Having three double wardrobes, built in wardrobe, UPVC double glazed window with a pleasing rural aspect to front, radiator.

Door from bedroom one gives access to:

#### Ensuite bathroom

Having a four piece suite comprising: Panel bath with walk-in tiled shower cubicle, pedestal wash hand basin, low flush WC, vinyl floor coving, UPV double glazed window to rear, wall mounted extractor fan, shaver point, cupboard housing pressurised water system, heated chrome style towel rail.

#### Bedroom two

12'4 x 11'7

Having UPVC double glazed window with a pleasing rural aspect to front, radiator.

Door to:

#### Ensuite shower room

Having double width tiled shower cubicle, wash hand basin set to vanity unit, low flush WC, wood effect flooring, part tiled to walls, shaver point, wall mounted extractor fan, UPVC double glazed window to front.

#### Bedroom three

11'7 x 8'11

Having UPVC double glazed window to rear, radiator.

#### Family bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, mirror fronted bathroom cabinet, wall mounted extractor fan, wood effect flooring, heated chrome style towel rail, UPVC double glazed window to rear.

From first floor landing stairs rise to:

#### Second floor landing

Having two double glazed roof windows, radiator, store cupboard. Doors then give access to: Two further double bedrooms and shower room.

#### Bedroom four

18'1 x 11'6

Having UPVC double glazed window with a pleasing rural aspect to front, two radiators, four double glazed roof windows.

#### Bedroom five

10'9 x 9'1

Having UPVC double glazed window with a pleasing rural to front, UPVC double glazed window to side, radiator, generous size built-in store cupboard.

#### Shower room

Having a three piece suite comprising: Double width walk-in tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, part tiled to walls, double glazed roof window, shaver point, extractor fan to ceiling, wood effect flooring, radiator.

#### Outside

The property is situated at the end of a private driveway with the front garden having a mature shrubs, plants and bushes. Paved pathway gives access to front door with slated stone sections. To the side of the property there is a double width tarmac driveway which gives access to:

**Detached brick built double garage**

18'9 x 15'9

Having two up and over doors, double glazed pedestrian service door to side. In between the house and garage gated pedestrian access then leads to the property's:

**Rear gardens**

Having a large Indian sandstone paved patio area with outside cold tap and lighting point, lawn gardens, well stocked borders containing a variety of 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 F**

**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).

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

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