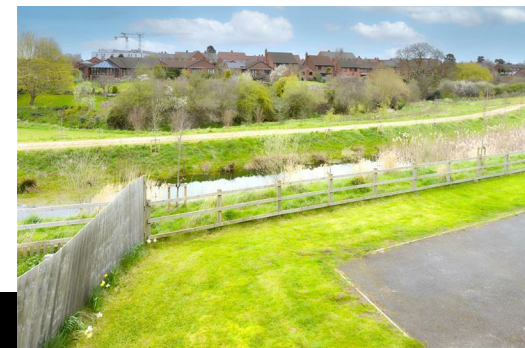


60 Morant View, Bowbrook Meadows, Shrewsbury,
Shropshire, SY5 8QG

www.hbshrop.co.uk



Offers In The Region Of £415,000

Viewing: strictly by appointment
through the agent

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
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Set within the highly sought after Bowbrook Meadows development, this is a well presented four double bedroom, double bay fronted, spacious, modern detached house. The property offers well presented living accommodation throughout and enjoys a fantastic end of private cul-de-sac position with a delightful open aspect. The property is situated on this modern residential development within close proximity to good amenities, highly regarded schooling and within walking distance to the Royal Shrewsbury Hospital. The property is well placed for easy access to the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This delightful home also has the added benefit of being offered for sale with NO UPWARD CHAIN. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, bay fronted study, bay fronted dining room, lounge, modern kitchen/breakfast room with a range of built-in appliances, laundry room, first floor landing master bedroom with ensuite shower room, three further double bedrooms, family bathroom, front and southerly facing rear enclosed gardens, generous driveway with turning area, good size brick built single garage, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Reception hallway

Having wood effect flooring, under stairs storage cupboard, cloaks cupboard with wall mounted electricity consumer unit.

Door from reception hallway gives access to:

Cloakroom

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

Door from reception hallway gives access to:

Bay fronted study

10'1 x 8'6 into bay

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

Door from reception hallway gives access to:

Bay fronted dining room

13'8 max into bay x 9'1

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

Door from reception hallway gives access to:

Lounge

15'7 x 11'2

Having UPVC double glazed window to side and rear of property, UVC double glazed French doors giving access to rear gardens, radiator.

Door from reception hallway gives access to:

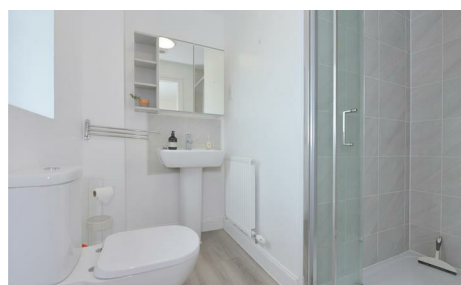
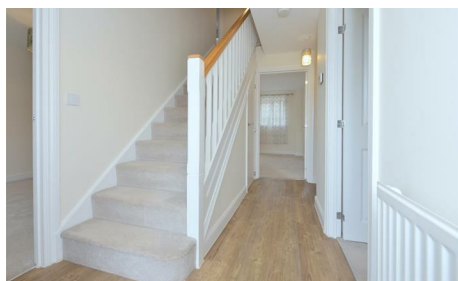
Modern kitchen/breakfast room

18'9 max reducing down to 12'7 min x 9'8 max

The kitchen/breakfast room comprises: A range of modern eye level and base units with built-in cupboards and drawers, integrated oven, fridge freezer, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fitted wooden style worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to rear, double glazed door giving access to rear gardens, radiator, wood effect vinly floor covering.

Door from kitchen/breakfast room gives access to:





Laundry room

5'10 x 5'9

Having base unit with fitted wooden style worktop, free standing washer dryer, cupboard housing gas fired central heating boiler, wall mounted extractor fan, UPVC double glazed window to side, radiator, vinyl wood effect floor covering.

From reception hallway stairs rise to:

First floor landing

Having loft access, radiator, cupboard housing pressurised water system.

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

Bedroom one

13'3 max into wardrobe recess x 9'8

Having free standing part mirror fronted wardrobe, UPVC double glazed window with a pleasing aspect to front, radiator, TV aerial point.

Door from bedroom one gives access to:

Ensuite shower room

Having walk-in tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, radiator, wood effect flooring, UPVC double glazed window to front, mirror fronted bathroom cabinet, extractor fan to ceiling, shaver point.

Bedroom two

13'2 x 9'0

Having UPVC double glazed window with a pleasing aspect to front, over stairs open fronted storage space.

Bedroom three

10'5 x 9'11

Having UPVC double glazed window to rear, radiator.

Bedroom four

10'6 x 8'2

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, wood effect flooring, radiator, UPVC double glazed window to rear, extractor fan to ceiling.

Outside

The property is situated in a delightful position at the end of a private driveway. To the front there is a fantastic open aspect and natural pond. The front gardens of the property are laid to lawn with a paved pathway giving access to front door and mature shrubs. To the side of this there is a generous tarmac driveway which gives access to:

Good size brick built single garage

Having up and over door, pitched tiled roof.

Gated side access then leads to the property's:

Southerly facing gardens

Having ceramic tiled patio, lawn gardens, paved sun terrace with timber pergola, well stocked borders, outside electricity point and 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).

Referral fee 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

