

Sharrow, Mytton Oak Road, Bowbrook, Shrewsbury,
Shropshire, SY3 5BS

www.hbshrop.co.uk



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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 are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £850,000

Viewing: strictly by appointment through the agent

Occupying a pleasing and particularly secluded position within this highly sought after residential location, this is an exceptionally well presented much improved and spacious, five bedroom detached property. Sharrow boasts a number of pleasing features, some of which include: large contemporary open plan kitchen / breakfast / family room with bi-folding doors leading to a generous sized south east facing rear garden, three reception rooms, study, master bedroom with ensuite and dressing room, four further bedrooms, luxury family bathroom, large driveway accessed via electrically operated gates all set within a good sized plot. The property is within close proximity to the Royal Shrewsbury Hospital and excellent local amenities. Commuters will be pleased to know that access to the A5 which then links up to the M54 motorway network is readily accessible from the property. Early viewing is essential to appreciate this superior family home .

Accommodation

Entrance porch, reception hallway, lounge, dining room, an extremely impressive open plan kitchen / breakfast / family room, upvc double glazed conservatory, utility / kitchenette, study, landing, master bedroom with ensuite bathroom and dressing room, four further bedrooms, luxury family bathroom, generous sized grounds, large driveway, gravelled courtyard, garage with adjoining workshop (this area could be converted to create self-contained living accommodation, if required and subject to the necessary planning consents / permissions), extensive double glazing, gas fired central heating. Viewing is highly recommended.

Wooden framed glazed entrance door gives access to:

Entrance Porch

Having glazed windows, tiled roof, leaded stained glazed wooden framed door, giving access to:

Reception Hallway

Having feature staircase with glass balustrade and oak hand rail, under stairs storage cupboard, two radiators, wood effect flooring, upvc double glazed window overlooking rear courtyard. Door to:

Cloakroom

Having wc with hidden cistern, wash hand basin with mixer tap over, tiled floor, extractor fan to ceiling, heated chrome-style towel rail.

Door from reception hallway gives access to:

Lounge

19'8" x 13'0"
Having large walk in bay window, double glazed French doors, coal effect living flame period-style gas fire with decorative fire surround, picture rail, wood effect flooring.

Part glazed door from reception hallway gives access to:

Dining Room

16'3" x 13'0"
Having large walk in bay window and further upvc double glazed window to the side, parquet block wooden flooring, picture rail, built in storage cupboards, two central heating radiators.

Doors from reception hallway and from lounge gives access to:

Bespoke Spacious Kitchen / Breakfast / Family Room

25'8" x 16'9"
The kitchen / breakfast room comprises: a range of contemporary soft close eye level and base units with built in cupboards and drawers, fitted granite worktops with inset stainless steel sink with mixer tap over, free standing stainless steel finished double oven with five ring gas hob and contemporary stainless steel cooker canopy over, integrated stainless steel finished microwave, integrated dishwasher, space for American-style fridge / freezer, large island with fitted granite worktop with striking under lit lighting feature and built in drawers, cupboards and integrated wine chiller, wood effect flooring, upvc double glazed window to side, bi-folding doors giving access to gardens, recessed spotlights to ceiling, wall hung radiator. The family area comprises: wood effect flooring, radiator, upvc double glazed window to rear. Dual zone underfloor heating. Square arch then gives access to:

UPVC Double Glazed Conservatory

10'6" x 10'0"
Having brick base, range of upvc double glazed windows, upvc double glazed door giving access to gardens, upvc double glazed roof with blue tinted Pilkington glass, radiator, wood effect flooring.

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

Study

8'9" x 7'1"
Having upvc double glazed window overlooking rear courtyard, radiator, wood effect flooring, telephone point.

From reception hallway part glazed door gives access to tiled steps which lead down to:

Utility / Kitchenette

13'7" x 8'0"
Having a range of base units, fitted worktops with inset stainless steel 1½ sink drainer unit, Range-style

oven with five ring gas hob, space for washing machine and upright fridge / freezer, tiled splash surrounds, recessed spotlights to ceiling. Part glazed door giving access to rear courtyard, upvc double glazed window to side.

From reception hallway stairs rise to:

Half Landing

Having upvc double glazed window to side and walk in cloaks / storage cupboard. From half landing stairs rise to:

First Floor Landing

Having loft access, recessed spotlights to ceiling, radiator, upvc double glazed window to side. From first floor landing doors give access to all bedrooms.

Master Bedroom Suite

19'10" x 16'9"
Incorporating master bedroom, dressing room and ensuite bathroom:

Master Bedroom

10'4" x 16'9"
Having three upvc double glazed windows two of which overlook the rear garden, radiator. From bedroom doors gives access to:

Dressing Room

Having two fitted double wardrobes, radiator, upvc double glazed window with pleasing aspect.

From bedroom door also gives access to:

Ensuite Bathroom

Having a four piece white suite comprising: corner bath, large tiled shower cubicle, pedestal wash hand basin with fountain effect mixer tap over, upvc double glazed window to side, radiator, part tiled to walls, recessed spotlights to ceiling, wall mounted extractor fan.

Bedroom Two

16'0" x 11'8"
Having walk in bay with range of upvc double glazed windows to front, further upvc double glazed window to side, two built in double wardrobes with storage above, radiator, wash hand basin with mixer tap over and storage cupboard below, picture rail.

Bedroom Three

13'0" x 11'8"
Having upvc double glazed windows to front and side, having a pleasing aspect, radiator, two built in double wardrobes with storage cupboards above, picture rail.

Bedroom Four

9'9" x 9'7"
Having upvc double glazed window overlooking rear courtyard, radiator.

Bedroom Five

13'4" x 5'10"
Having upvc double glazed window with pleasing aspect to rear, radiator.

From half landing door gives access to:

Luxury Family Bathroom

Having a four piece suite comprising: double ended panel bath, large tiled corner shower cubicle, low flush wc, wash hand basin with mixer tap over, tiled effect flooring, upvc double glazed window to side, fully tiled to walls, heated chrome-style towel rail.

Outside

The property is approached via electrically operated wrought iron gates which lead to a large tarmacadam driveway with turning area. To the side of the driveway there is a lawned garden with stoned and paved sections. From the driveway gated access leads to a gravelled courtyard which gives access to a:

Large Brick Built Garage

Having part glazed timber double doors, fitted power and light. Adjoining the garage is a:

Useful Brick Built Workshop

Having part glazed door, glazed sash window, power and light.

Gated access to both sides of the property then lead to the property's:

Neatly Kept Generous Sized Side and Rear Garden

Having a paved area and lawned garden. This south east facing garden offers high levels of privacy and are enclosed by mature conifers, timber fencing and brick walling.

Directions

DIRECTIONS TO SHARROW FROM SHREWSBURY TOWN CENTRE:
Head out of Shrewsbury on the Cophorne Road A488. At the roundabout continue straight over onto the Mytton Oak Road B4386. Travel past the Royal Shrewsbury Hospital on your right and go through two roundabouts. At the second mini-roundabout (Racecourse Lane island) take the second exit heading towards Bowbrook. Continue past the turning for Bowbrook on the right and travel for approximately 100 yards. The property can be found on the right hand side, clearly identified by a Holland Broadbridge sale board.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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		
(81-91) B		
(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

