HOLLAND BROADBRIDGE

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7 Collingwood Drive, Bowbrook, Shrewsbury, Shropshire, SY3 5HP

www.hbshrop.co.uk









Offers In The Region Of £410,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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An attractive and beautifully presented four-bedroom detached family home, offering spacious, well-proportioned accommodation ideally suited to modern family living. Occupying a desirable position at the end of a private driveway, this impressive property enjoys a pleasant setting within a highly sought-after residential location. Thoughtfully maintained by the current owners, the home provides bright, airy and versatile living accommodation throughout, sure to appeal to a wide range of buyers.
The location is particularly convenient, offering excellent access to the Royal Shrewsbury Hospital, a range of local amenities, highly regarded schools and excellent transport links to Shrewsbury town centre and beyond. Combining generous living space, a tucked-away position and a prime location, this is a wonderful family home that must be viewed to be fully appreciated. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, bay fronted lounge, separate dining room, UPVC double glazed conservatory, attractive kitchen/breakfast room, L-shaped utility room, cloakroom, first floor landing, master bedroom with refitted ensuite shower room, three further bedrooms, refitted family bathroom, landscaped front and attractive rear enclosed gardens, driveway, garage, end of private driveway position, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch
Having tiled floor, UPVC double glazed windows to front of property.

Wooden door from entrance porch gives access to:

Hallway
Having UPVC double glazed window, wood effect flooring, radiator.

Door from hallway gives access to:

Bay fronted lounge
17'3 max into bay x 11'8
Having walk-in bay with UPVC double glazed windows providing a pleasing aspect to front of property, coal effect gas fire set to a marble style hearth with decorative fire surround, two radiators, coving to ceiling.

Double doors from lounge gives access to:

Dining room
10'4 x 9'8
Having radiator, coving to ceiling, double glazed sliding door from dining room gives access to:

UPVC double glazed conservatory
11'4 x 8'1
Having brick base, range of UPVC double glazed windows overlooking the properties rear gardens,, UPVC double glazed French doors giving access to rear gardens with additional UPVC double glazed door, polycarbonated roof, wood effect flooring.

Door from dining room and from entrance hallway gives access to:

Kitchen/breakfast room
13'3 max into recess reducing down to 9'11 x 10'2
Having a range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, fitted worktops with inset stainless steel twin sink drainer unit with mixer tap over, glass display cabinets, shelved understairs storage cupboard, breakfast bar, tiled splash surrounds, wood effect flooring, recessed spotlights to ceiling, radiator, UPVC double glazed window to rear.

Part glazed door from kitchen/breakfast room gives access to:

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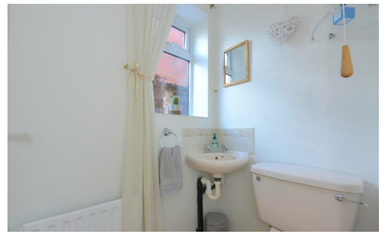













L-shaped utility room
10'2 max x 6'2
Having fitted worktop with inset stainless steel sink drainer unit with mixer tap over, storage cupboard below with space for appliances to side, tiled splash surrounds, radiator, wood effect flooring, UPVC double glazed window to rear, sealed unit double glazed door giving access to side of property, service door to garage.

Door from L-shaped utility room gives access to:

Cloakroom
Having low flush WC, wash hand basin with tiled splash surrounds, radiator, wood effect flooring, UPVC double glazed window to side.

From entrance hallway stairs rise to:

First floor landing
Having loft access, cupboard housing warm flow cylinder unit.

From first floor landing doors then give access to: Four bedrooms and refitted family bathroom.

Bedroom one
14'2 max reducing down to 10'8 min x 11'8 excludin
Having UPVC double glazed window with a pleasing aspect to front, large built-in mirror fronted wardrobe, radiator.

Doors from bedroom one gives access to:

Refitted ensuite shower room
Having tiled shower cubicle with all mounted mixer shower, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, heated chrome style towel rail, wall mounted extractor fan, UPVC double glazed window to side, shaver point, recessed spotlights to ceiling.

Bedroom two
13'11 x 8'0
Having UPVC double glazed window with a pleasing aspect to front, radiator, over stairs storage cupboard.

Bedroom three
10'3 x 9'8
Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

Bedroom four
8'0 x 6'11
Having UPVC double glazed window to rear, radiator, built-in wardrobe.

Refitted family bathroom
Having a modern suite comprising: Panel bath with wall mounted mixer shower over and glazed shower screen to side, pedestal wash hand basin, low flush WC, tiled floor, part tiled to walls, UPVC double glazed window to rear, wall mounted extractor fan, heated chrome style towel rail.

Outside
The property occupies a pleasing end of private driveway position with the front gardens being landscaped and comprise: Stoned area, paved pathway giving access to front door, an array of specimen shrubs, plans and bushes. To the side of this there is a brick edged driveway which gives access to:

Garage
17'8 x 8'0
Having up and over door, fitted power and light, wall mounted Worcester gas fired central heating boiler.

Gated pedestrian side access then leads to the property's:

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Attractive rear gardens
Which comprise: Paved patio with outside cold tap, paved steps with stone walling either side gives access to a lawn garden area with well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed, outside lighting point. The rear gardens are enclosed.

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.

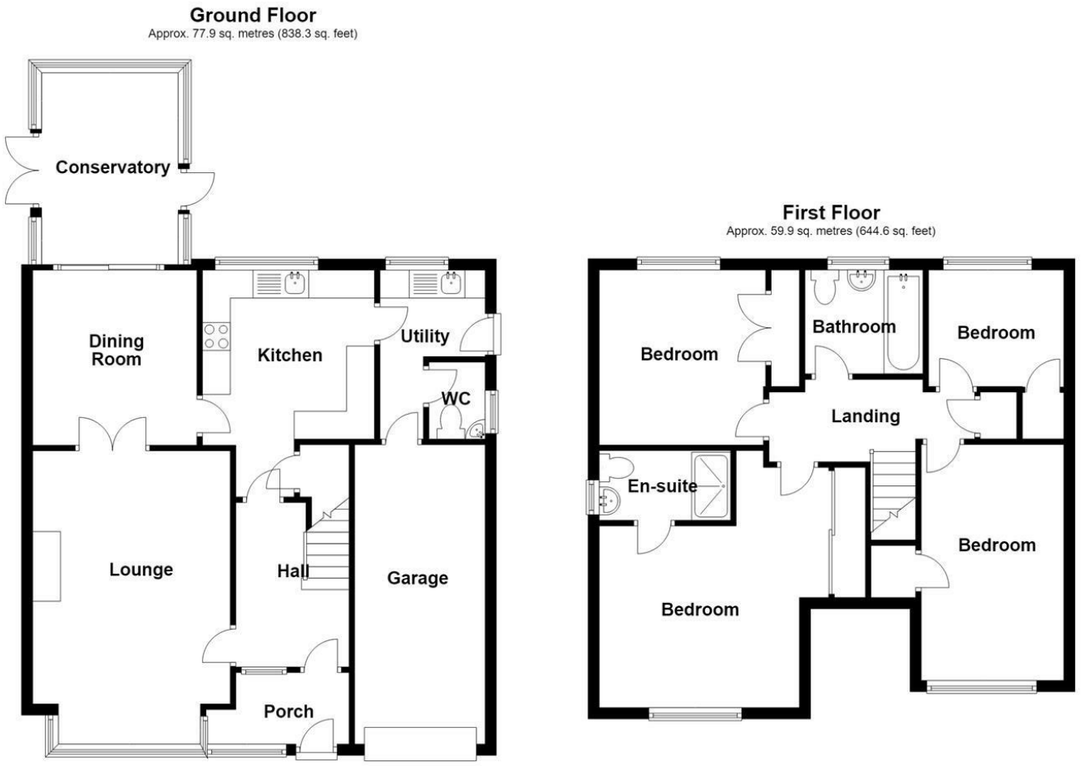
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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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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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.



Total area: approx. 137.8 sq. metres (1482.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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