



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

29 Squinter Pip Way, Bowbrook, Shrewsbury, SY5 8PX

£410,000 Region

To view this property please call us on **01743 236 800** Ref: T7680/WM/lrd

A modern, well appointed four bedroomed, detached family house.

A modern, well appointed and well proportioned, four bedroomed detached family home, briefly comprising: entrance hall, cloakroom, kitchen/dining room, living room on the ground floor; on the first floor, master bedroom with en-suite, three further bedrooms and family bathroom. Enclosed rear garden, garage and room for parking.

The property is situated on this modern development on the western fringe of Shrewsbury - well placed for excellent schools, local shops, frequent bus service to the town centre, the Royal Shrewsbury Hospital and within easy reach of the Shrewsbury by pass.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Window to the rear
Wash hand basin
Low flush wc

KITCHEN / DINING ROOM

18'4" x 12'5" (5.59m x 3.78m)
A range of matching wall and base units
Windows to the front and side
Fully integrated appliances

LIVING ROOM

18'4" x 14'0" (5.59m x 4.27m)
Spacious room with French doors to the patio area
Window to the front

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

13'2" x 12'2" (4.01m x 3.71m)

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin, low flush wc
Heated towel rail

BEDROOM 2

11'2" x 10'0" (3.40m x 3.05m)

BEDROOM 3

11'2" x 8'2" (3.40m x 2.49m)

BEDROOM 4

8'3" x 7'11" (2.51m x 2.41m)

BATHROOM

Panelled bath
Wash hand basin
Low flush wc

OUTSIDE THE PROPERTY

To the front of the property, there is a Tarmacadam driveway, suitable for two cars and a single garage.

Rear garden and patio area, perfect for entertaining; a raised terrace and an area predominantly laid to lawn with attractive floral and shrubbery beds, enclosed on all sides.







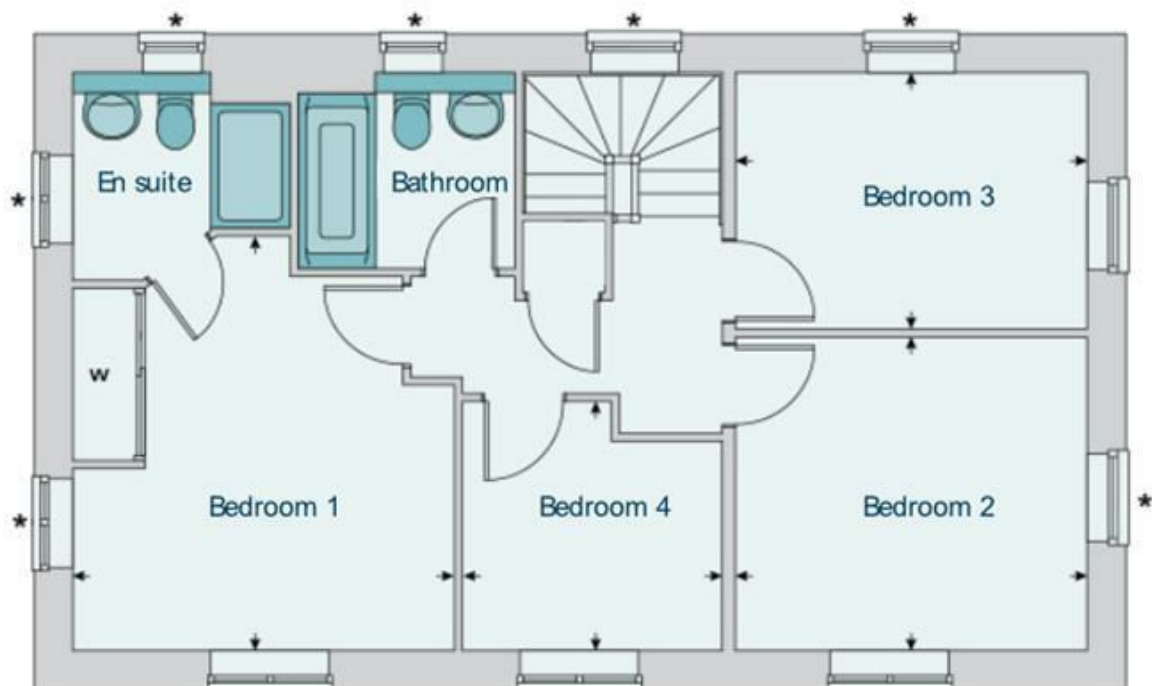


FLOOR PLANS ...

Ground floor



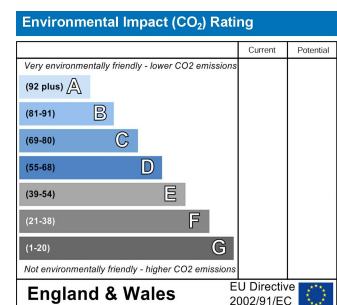
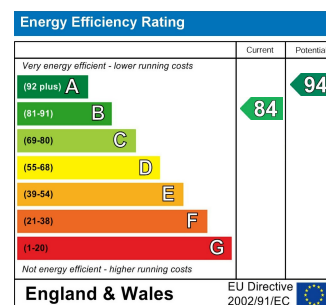
First floor



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Radbrook Road. At the mini-island, take the 3rd exit into Red Deer Road and follow the road onto Squinter Pip Way. Follow Squinter Pip Way and before crossing over the Bow Brook, the property will be found on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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