



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16 Whitty Close, Bowbrook, Shrewsbury, SY5 8QA**

**£400,000 Asking**

To view this property please call us on **01743 236 800** Ref: T7306/SL/KQ

# A well presented, modern, four bedroom detached family house.

This well presented, modern, four bedroom detached house benefits from gas fired central heating and double glazing and briefly comprises; entrance hall, cloakroom, lounge, dining room, breakfast kitchen, master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and ample parking. Enclosed south west facing rear garden.

The property occupies a very pleasant position on the fringe of this new development approx. one and a half miles west of Shrewsbury town centre being very conveniently placed for access to the Royal Shrewsbury Hospital, local amenities and the A5 by-pass.



## INSIDE THE PROPERTY

### CANOPIED ENTRANCE PORCH

### RECEPTION HALL

Ceramic tiled floor  
Cloaks cupboard

### CLOAKROOM

Wash hand basin, wc

### LOUNGE

16'1" x 10'3" (4.90m x 3.12m)  
French doors leading to paved patio

### DINING ROOM / STUDY

10'10" x 9'09" (3.30m x 2.97m)  
Tiled floor  
Two windows

### SUPERB BREAKFAST KITCHEN

15'2" x 15'1" (4.62m x 4.60m)  
Recently refitted with range of matching wall and base units  
Breakfast island unit

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with access to loft.

### MASTER BEDROOM

15'2" x 10'1" (4.62m x 3.07m)  
Built in wardrobe

### EN SUITE SHOWER ROOM

Wide shower cubicle  
Wash hand basin, wc

### BEDROOM 2

14'10" x 8'10" (4.52m x 2.69m)  
Built in wardrobe

### BEDROOM 3

12'1" x 9'2" (3.68m x 2.79m)  
Built in wardrobe

### BEDROOM 4

7'1" x 7'6" (2.16m x 2.29m)

### BATHROOM

Panelled bath  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

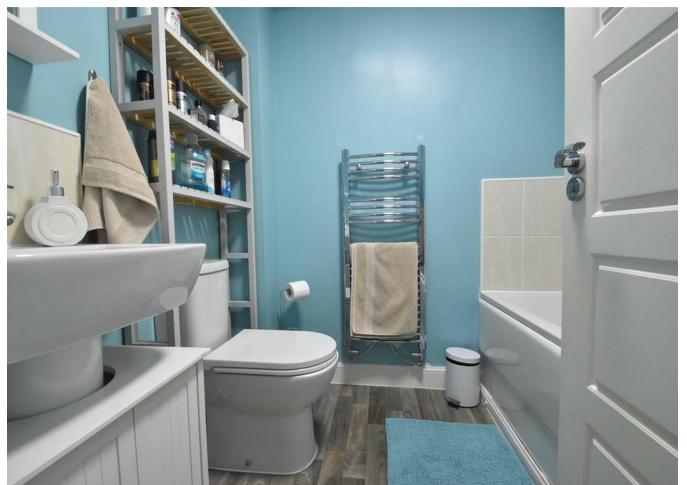
### DETACHED GARAGE

The property is divided from the road by a shallow forecourt with flower and shrub borders and tarmacadam driveway leading to garage.

Enclosed REAR GARDEN laid to lawn with paved patio area and flower and shrub borders. The gardens are enclosed by close boarded fencing and brick walling.

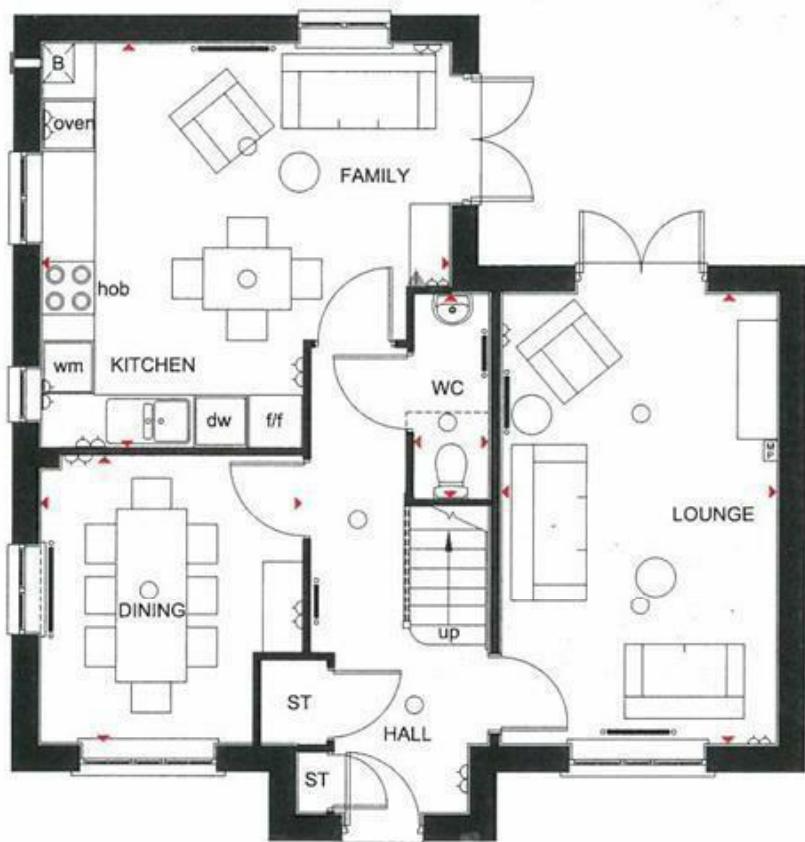








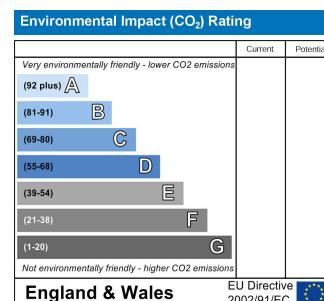
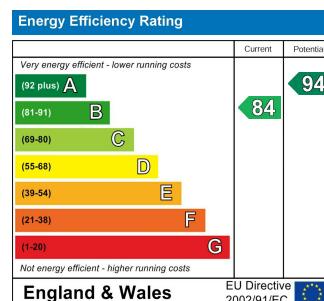
## FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury town centre proceed over the Welsh Bridge and at the Frankwell roundabout take the first exit into Copthorne Road, proceed for the length of the road and across the roundabout into Mytton Oak Road. After passing the hospital turn left at the next roundabout into Squinter Pip Way and then first right into Whitty Close, where the property will be found after a short distance 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

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.

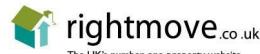
## IMPORTANT NOTICE

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.

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The UK's number one property website

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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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