



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Bowbrook Gardens, Bowbrook, Shrewsbury SY3 5BS**

**£600,000 Region**

To view this property please call us on **01743 236 800** Ref: T6427/SL/MU

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# An exceptionally well appointed and well maintained, spacious, superior, detached family residence.

The property has been architect designed to a high specification and constructed to an exacting standard, boasting well planned and well proportioned accommodation throughout with rooms of pleasing dimensions providing flexible and versatile family accommodation over 3 floors. A particular feature of the property is the attractive, private and secluded generous garden which enjoys a sunny south westerly aspect and is fully enclosed by established hedges and trees, which afford the garden considerable privacy. To the rear with access from the sitting room, there is a balcony with glazed balustrade which overlooks the garden. The property is exceptionally well insulated and benefits from full gas-fired central heating, double glazing and solar panels supplementing the heating and the domestic hot water.

Situated at the end of a private drive in an enviable quiet and secluded location, enjoying a pleasant south westerly aspect to the rear. The property is well placed within easy reach of excellent amenities including popular schools, including Shrewsbury School and the High School for Girls, the Royal Shrewsbury hospital together with the nearby town centre and is also well placed within reach of the Shrewsbury by-pass with M54 link to the West Midlands.



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## INSIDE THE PROPERTY

### ARCHED ENTRANCE PORCH

Panelled door with glazed side screen to :

### ENTRANCE HALL

15'2" x 12'6" (4.62m x 3.81m)

### CLOAKROOM

WC low type flush

Hand basin

### SITTING ROOM

21'6" x 12'10" (6.55m x 3.91m)

A pleasant through room with natural brick fireplace with Jet Master open fire

Double glazed sliding patio doors opening onto the balcony with glazed balustrade overlooking the garden.

### DINING ROOM

12'0" x 8'0" (3.66m x 2.44m)

Window overlooking the garden to the rear.

### BREAKFAST KITCHEN with adjoining FAMILY ROOM

22'5" x 20'8" maximum l shaped measurement (6.83m x

6.30m maximum l shaped measurement)

BREAKFAST KITCHEN AREA - neatly appointed and fitted with a range of chestnut units with granite working surfaces

Windows overlooking the garden to the rear

Cupboard housing gas-fired boiler providing the heating and domestic hot water

FAMILY ROOM - fitted gas fire with a raised hearth and window overlooking the rear garden.

### UTILITY ROOM

9'4" x 7'10" (2.84m x 2.39m)

Single drainer sink unit with cupboards under

Space and plumbing for washing machine and space for tumble drier, refrigerator etc.

Stable door allowing access to the courtyard with gateway access to the formal reception area.

From the family room access to :-

### INNER HALL

With person door to the DOUBLE GARAGE.

### STUDY

13'3" x 10'9" (4.04m x 3.28m)

Window overlooking the rear garden.

From the inner hall a STAIRCASE descends to a LOWER GROUND FLOOR

### GARDEN ROOM

22'2" x 13'0" (6.76m x 3.96m )

A versatile room with hand basin set into a dressing surface

Window overlooking the garden and double glazed sliding patio doors opening onto a paved patio and the rear garden.

From the entrance hall an attractive STAIRCASE with handrail and balustrade rises to a FIRST FLOOR LANDING with access to roof space and large airing cupboard enclosing insulated cylinder and slatted shelving.

### MASTER BEDROOM

17'6" x 12'0" (5.33m x 3.66m)

Window overlooking the garden to the rear.

### EN SUITE BATHROOM

With panelled spa bath

Dressing surface with inset hand basin with vanity cupboards under Matching ranges of high level wall vanity cupboards

wc with concealed low type flush and large fully tiled walk in shower with direct mixer shower and glazed shower screen

Fitted illuminated wall mirror.

### BEDROOM 2

12'0" x 9'6" (3.66m x 2.90m)

Fitted dressing surface

Double door built in wardrobe

Window overlooking the rear garden.

### BEDROOM 3

13'2" x 10'5" (4.01m x 3.18m)

Double door built in wardrobe

Window overlooking the rear garden.

### BEDROOM 4

13'3" x 8'0" (4.04m x 2.44m)

Double door built in wardrobe

Dressing surface with inset hand basin and vanity cupboard under

Window overlooking the garden to the front and the formal reception area.

### FAMILY BATHROOM

Dressing surface with inset hand basin with vanity cupboard under

wc with concealed low type flush

Large walk in shower cubicle with direct mixer shower and glazed shower screen.

Fitted illuminated wall mirror

### OUTSIDE THE PROPERTY

DOUBLE GARAGE with twin up and over doors, concrete floor, electric light, power supply and useful loft storage.

The property is approached over a long private tarmac drive with a brick paved drive and forecourt providing ample parking and turning space for guest cars, also serving the formal reception area and the double garage. The forecourt is neatly laid to lawn with established shrubs and trees, together with a small courtyard with brick pillars and arched features.

Pathways extend to both sides of the property and in turn lead to the attractive and well stocked established SPACIOUS REAR GARDEN which is laid predominantly to lawn with a variety of shrubs, specimen trees and spring bulbs. There is a paved patio area with ornamental retaining walls and brick built barbecue. The whole enclosed on all sides by established hedges affording the garden considerable privacy, enhanced by the sunny south westerly aspect. Greenhouse. Outside lighting points. Cold water supply tap. Situated within the garden is a charming Victorian Pump House, which in recent years has been used as a potting shed, this could easily be converted to a Garden Room/ Summerhouse.

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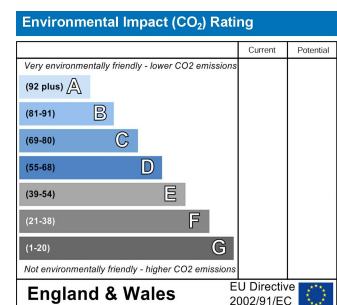
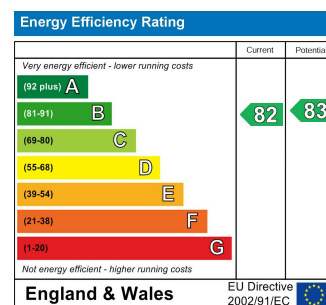
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell island taking the first exit into Copthorne Road. Continue the full length of Copthorne Road to the Mytton Oak traffic island and take the second exit into Mytton Oak Road. Continue for a further distance passing the Royal Shrewsbury hospital and upon reaching the mini island take the second exit and after a short distance turn right into the grounds of Bowbrook House and bear immediately right, before the car park and continue along the lane and the property will be found on the left 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.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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