



MONKS

3 Collingwood Drive **Bowbrook Shrewsbury** **SY3 5HP**

4 bedroom House - Detached property
Offers in the region of £400,000







*** ENVIABLE PRIVATE DRIVE LOCATION - LOVELY FAMILY HOME ***

An excellent opportunity to purchase this improved and well presented 4 bedroom detached home - perfect for a growing family.

Occupying an enviable position on a private drive to just 4 homes on the edge of this popular and sought after development, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are an excellent range of facilities on hand including schools and the Royal Shrewsbury Hospital is a short stroll away.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen with Utility section, Principal Bedroom with en suite, 3 further Bedrooms and newly fitted Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing highly recommended.

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LOCATION

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RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with useful under stairs storage recess, radiator, LVT flooring.

CLOAKROOM

Re-fitted with suite comprising WC and wash hand basin set into vanity with storage. Complementary tiling to dado height, heated towel rail, window to the front.

LOUNGE

A generous and naturally well lit room with double opening French doors leading onto sun terrace, attractive fire surround housing living flame gas fire, fitted wall lights, media point, radiator.

DINING ROOM

having bay window to the front, LVT flooring, radiator.

KITCHEN WITH UTILITY SECTION

Fitted with cream fronted shaker style units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for dishwasher, fridge and freezer. Inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and matching range of eye level wall units. Additional Utility Area with space for washing machine and tumble dryer with cupboards over. Tiled floor, radiator, door to the side and window overlooking the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

A lovely generous sized room with three windows overlooking the front with pleasant aspect over open fields. Excellent range of fitted wardrobes with hanging rail and shelving, media point, radiator.

EN SUITE SHOWER ROOM

with shower cubicle wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

with window overlooking the rear, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, built in storage cupboard, radiator.

BEDROOM 4

with window to the rear, built in storage cupboard, radiator.

BATHROOM

Newly fitted with contemporary suite comprising panelled bath with shower unit over, wash hand basin set into vanity unit with storage beneath and LED mirror over and WC. Complementary tiled walls, column style radiator, window to the side.

OUTSIDE

The property is approached over driveway with parking and leading to the GARAGE - which is currently divided to provide storage and gym space (this could easily be put back to a garage if required). The Front Garden is laid to shaped lawn with shrub beds. Side pedestrian access leads around to the REAR GARDEN which is laid to a good sized paved sun terrace, ideal for those who like to dine outdoors. Steps lead up to the raised garden which has well stocked flower, shrub and herbaceous beds and shaped lawn, being enclosed with wooden fencing.

GENERAL INFORMATION

TENURE



We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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Click. www.monks.co.uk

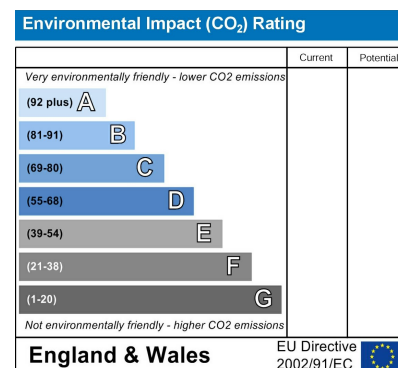
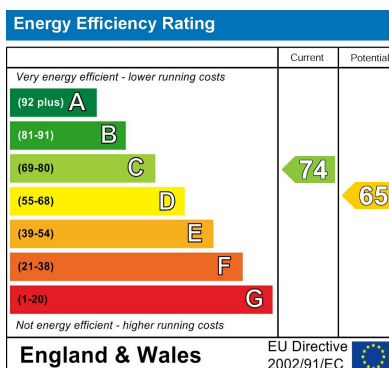
Shrewsbury office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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