



SAMUEL WOOD

65 Meadowbout Way, Bowbrook, Shrewsbury, Shropshire, SY5 8QB

Offers In The Region Of £380,000



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Bowbrook, Shrewsbury, Shropshire, SY5 8QB



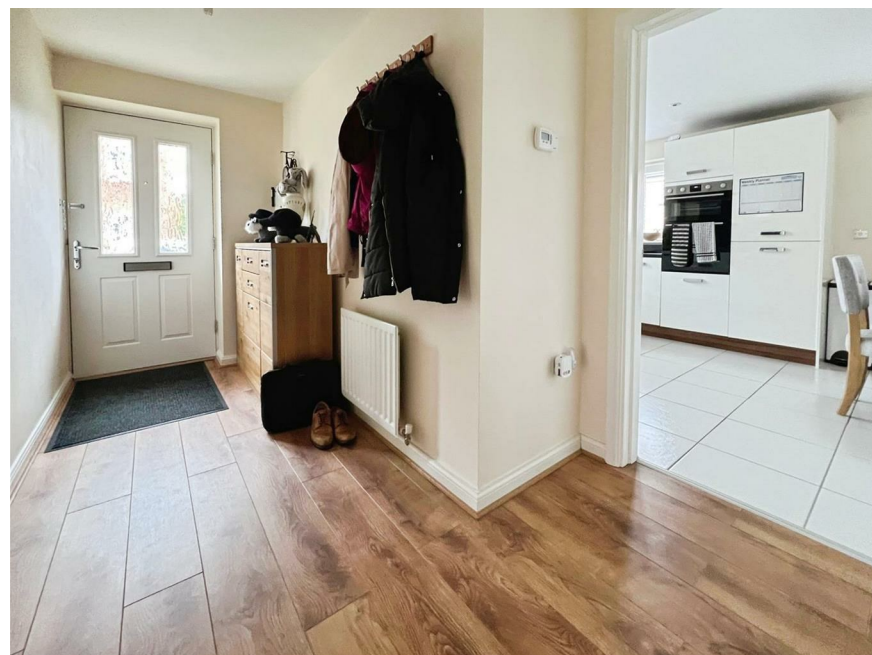
- Modern Detached Family Home
- Master Bedroom With En Suite
- Shaker Style Breakfast Kitchen
- Enclosed Rear Garden Patio & Lawn
- Near to Royal Shrewsbury Hospital & Road Links
- Four Spacious Well Proportioned Bedrooms
- Bright Living Room Bow Window & French Doors
- Driveway Leading To Garage
- Modern Bowbrook Development Location
- EPC Rating B

65 Meadowbout Way is a modern detached family home set within the popular Bowbrook development, a sought-after residential area on the west edge of Shrewsbury. The location offers excellent convenience for Royal Shrewsbury Hospital, well-regarded local schooling, and strong commuter links via the A5 and M54. Built approximately nine years ago, the property combines contemporary design with practical family living, making it ideal for growing families or professionals. Bowbrook is known for its community feel, green spaces, and easy access to both town centre amenities and surrounding countryside, offering a balanced lifestyle. This is a home that provides modern comfort in a well-connected yet peaceful setting with excellent everyday convenience and transport connectivity highly desirable for modern family living.

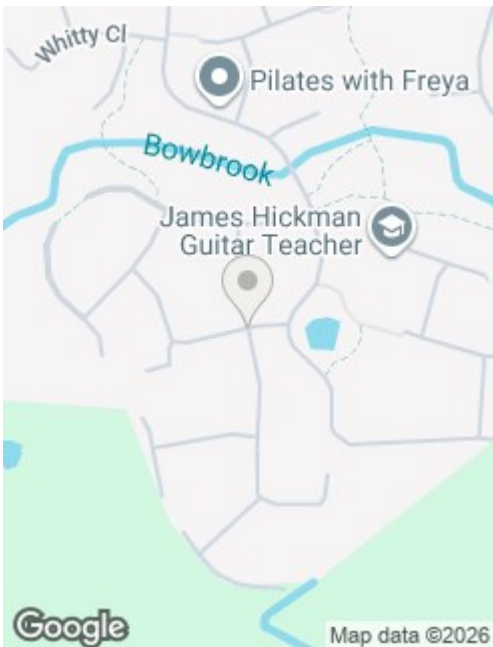
The accommodation begins with a welcoming entrance hall providing access to a guest cloakroom. A spacious living room sits to the front, featuring a distinctive bow window, with additional side windows and French doors opening directly onto the rear garden, creating a bright and versatile living space. The heart of the home is the breakfast/dining kitchen, fitted with shaker style units and integrated appliances, also enjoying a front-facing window.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, complemented by a sleek and modern family bathroom. The layout is well suited to family life, offering both comfort and practicality throughout.

Externally, a driveway runs to the side of the property providing off-road parking and access to the garage. The rear garden is fully enclosed and mainly laid to lawn with a patio seating area and brick walling, creating a private and secure outdoor space ideal for entertaining and relaxation.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic Mbps, Superfast Mbps & Ultrafast Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band:

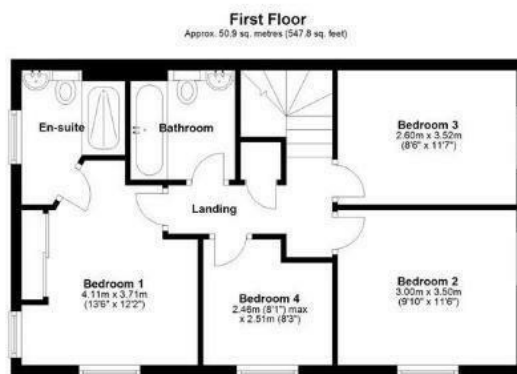
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Total area: approx. 116.2 sq. metres (1250.3 sq. feet)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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