



97 MEADOWBOUT WAY
BOWBROOK | SHREWSBURY | SY5 8QB





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Close to amenities.

A BEAUTIFULLY MAINTAINED AND ATTRACTIVELY APPOINTED MODERN
DETACHED HOUSE IN IMMACULATE DECORATIVE ORDER, SET WITH
GARAGING AND LOVELY SOUTH FACING GARDENS.

Popular modern development
Beautifully presented throughout
Well proportioned accommodation
Landscaped south facing gardens
Driveway parking and garage



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre proceed onto Copthorne Road. Proceed up to the next roundabout, cross over onto Mytton Oak Road. Follow this to the Royal Shrewsbury Hospital, over the mini roundabout and then at the next roundabout turn left into Squinter Pip Way. Follow this road and then turn right into Meadowbout Way, then take the first left and number 97 will be seen shortly after on the right hand side.

SITUATION

The property is conveniently positioned on this popular development, being within easy reach of a number of local shops and schools including Bowbrook primary, Oxon infants and the Priory and Meole Brace secondary schools. The Royal Shrewsbury Hospital is also within close proximity. The town centre with its comprehensive range of facilities is easily accessible together with the main A5 commuter route linking through north towards Oswestry and east towards Telford and the Midlands beyond. A rail service is available in Shrewsbury town centre.

PROPERTY

An immaculately presented and attractively proportioned modern four-bedroom detached family home, occupying a desirable position with beautifully landscaped, south-facing gardens and well-appointed accommodation throughout.

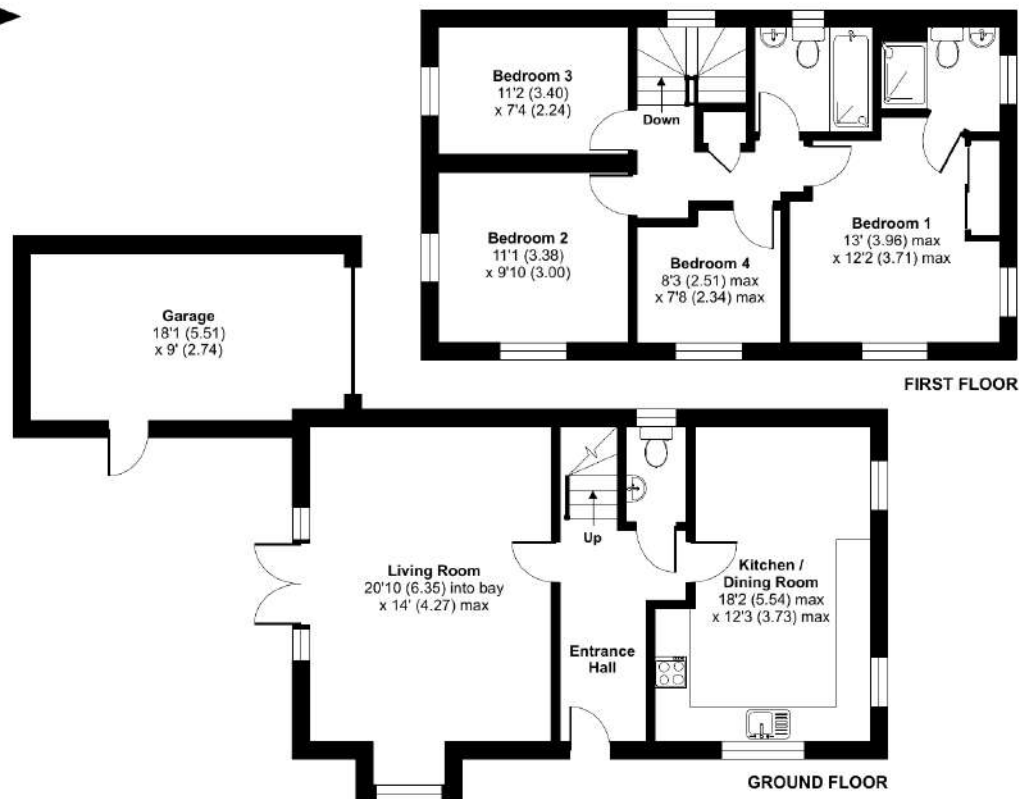
The welcoming reception hall leads into a spacious living room, where double doors open directly onto the rear gardens, creating an ideal space for both everyday family living and entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1487951

The impressive kitchen/dining room is fitted with a contemporary range of high-gloss wall and base units complemented by extensive work surfaces and a comprehensive range of integrated appliances, providing a stylish and practical heart to the home. The ground floor accommodation is completed by a convenient guest WC.

To the first floor, the principal bedroom benefits from a modern en-suite shower room, while three further well-proportioned bedrooms are served by a contemporary family bathroom, making the property perfectly suited to growing families.



Approximate Area = 1191 sq ft / 110.6 sq m
Garage = 174 sq ft / 16.2 sq m
Total = 1365 sq ft / 126.8 sq m
For identification only - Not to scale





OUTSIDE

Outside, the property enjoys driveway parking for two vehicles leading to the garage. The enclosed rear garden is a particular feature, enjoying a sunny south-facing aspect and being enclosed by attractive brick walls. Thoughtfully landscaped, it offers a generous paved patio ideal for al fresco dining and entertaining, alongside manicured lawns and well-stocked shrubbery borders, creating an attractive and private outdoor space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



