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**Bodkin Way, Shrewsbury, SY1 4FD**

**Offers Around  
£195,000**



## Property Description

PLEASE FOLLOW THE VIDEO LINK FOR ONLINE VIRTUAL TOUR AND CALL TO DISCUSS THE PROPERTY IN MORE DETAIL

This is a really well presented three storey semi-detached house with a **STUNNING REAR GARDEN WITH ENTERTAINING AREA**. The property occupies a lovely cul-de-sac position on this new development which is ideal for access to the by-pass, retail parks and town centre.

The house is approached into an entrance hall which leads into the attractive open plan living room/fitted kitchen, which has a range on integrated appliances. The living room has French doors into the superb rear garden, a cloakroom completes the ground floor.

On the first floor there is a good size bedroom, a smaller third bedroom/study and an attractive bathroom with shower.

On the second floor is the main bedroom which is a really good size.

To the front of the house there are **TWO PARKING SPACES**. The rear garden is a real feature of the property having been re-landscaped with an excellent paved patio, artificial lawn a **STUNNING RAISED DECKED/ENTERTAINING AREA**.

## Accommodation

ENTRANCE HALL

OPEN PLAN LIVING ROOM KITCHEN

6.8m x 3.7m max (22'3" x 12'1" max)

BEDROOM TWO

3.7m x 2.4m (12'1" x 7'10")

BEDROOM THREE

2.4m x 1.7m + recess (7'10" x 5'6" + recess)

BATHROOM

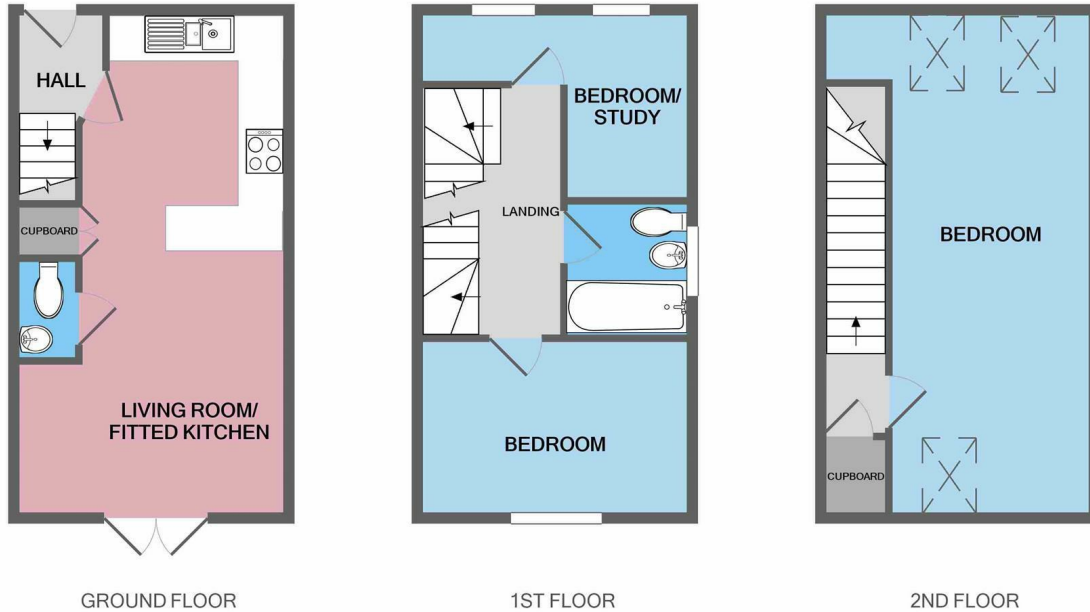
BEDROOM ONE

4.9m x 2.8m (16'0" x 9'2")

**Tenure: Freehold**



# Floor Plan: Bodkin Way, Shrewsbury, SY1 4FD



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

**DB Roberts Shrewsbury Branch**  
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Call us on **01743 357032**



We are available  
**8am - 8pm Mon - Fri**  
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. \*Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

