

Lansdowne The Common, Bomere Heath, Shrewsbury,
Shropshire, SY4 3LY

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £389,995

Viewing: strictly by appointment through the agent

Occupying a lovely position with rear gardens bordering local farmland, this is a deceptively spacious, beautifully presented and well maintained three bedroom detached bungalow, which is being offered For Sale with NO UPWARD CHAIN. Bomere Heath has good local amenities and is within easy reach of the Shrewsbury town centre and local bypass linking up to the motorway network. Viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, dining room, kitchen, master bedroom with re-fitted en-suite shower room, two further bedrooms, bathroom, front and pleasing good size rear enclosed gardens which border local farmland and offer a lovely rural aspect, substantial driveway, carport, detached brick built garage, UPVC double glazing, gas fired central heating, popular village location. NO UPWARD CHAIN. The accommodation in greater detail comprises:

Wood effect UPVC double glazed double doors give access to:

Entrance porch
Having tiled floor.

Part glazed wooden framed door with sealed unit double glazed window to side gives access to:

Reception hallway
Having coving to ceiling, wall mounted thermostat control unit, radiator, loft access, linen store cupboard having radiator and wall mounted gas fired central heating boiler, cloaks cupboard.

From reception hallway door gives access to:

Lounge
16'6 x 11'5
Having coal effect living flame gas fire set to a brick style hearth with timber mantle, coving to ceiling, radiator, UPVC double glazed window to front.

Wooden framed door from lounge gives access to:

Dining room
13'7 max x 9'7
Having sealed unit double glazed windows to front, radiator, coving to ceiling.

From dining room door and reception hallway doors give access to:

Kitchen
10'7 x 9'6
Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob over, space for appliances, tiled floor, tiled splash surrounds, recessed spotlights to ceiling, glass display cabinet, UPVC double glazed window to side, fitted worktops with inset stainless steel sink drainer unit with mixer tap over.

From reception hallway door give access to: Three bedrooms and bathroom.

Bedroom one
12'8 x 10'6
Having UPVC double glazed window with pleasing rural

aspect, radiator, fitted wardrobes with eye level storage cupboards.

Door from bedroom one gives access to:

Re-fitted en-suite shower room
Having modern shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, UPVC double glazed window to side, shaver point, heated towel rail, vinyl floor covering, recessed spotlights and extractor fan to ceiling.

Bedroom two
11'1 x 10'5
Having UPVC double glazed window with pleasing rural aspect, radiator.

Bedroom three
8'10 x 07'3
Having UPVC double glazed window to side, radiator, covering to ceiling.

Bathroom
Having a three piece coloured suite comprising: panel bath, pedestal wash hand basin, low flush WC, half tiled to walls, UPVC double glazed window to side, radiator.

Outside
To the front of the property there is a well maintained lawn garden with paved patio area and mature hedging. From the road timber gates lead to a substantial driveway which leads to the side of the bungalow to a timber framed carport and brick built garage having up and over door, glazed window and sealed unit double pedestrian door to side.

In between the bungalow and garage gated pedestrian access leads to the properties:

Rear gardens
Which are a pleasing feature of the property having a delightful rural aspect and bordering local farmland and comprise: paved sun terrace, lawn garden, paved patio area, paved pathway, mature shrubs, plants and bushes, outside lighting point and cold water tap.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services


We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

