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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 are 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.
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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 £449,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Situated on this exclusive development within this much favoured village location, this is an attractive, spacious and extremely well presented, four bedroom modern detached executive style family home. The property boasts a large bay fronted lounge, separate dining room, modern kitchen / dining / family room, en suite shower room to master bedroom, tarmacadam driveway, detached double garage, pleasing private gardens. Local amenities in Bomere Heath include Co-op Supermarket, Public House, Post Office, Hairdressers and School. Bomere Heath is in the catchment area of one of Shropshire's leading state school The Corbet; there are also a good selection of private schools. The property is well placed for easy access to the County town of Shrewsbury and also the local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

Accommodation:

Storm porch, reception hallway, cloakroom, spacious bay fronted lounge, separate dining room, modern kitchen / dining / family room, utility room, first floor landing, master bedroom with dressing area and en suite shower room, three further bedrooms, modern family bathroom, attractive front, side and rear enclosed gardens, double width tarmacadam driveway, detached brick-built double garage, upvc double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Storm porch:

With sealed unit double glazed entrance door gives access to:

Reception hallway:

Having upvc double glazed window to front, wall-mounted alarm control panel, coving to ceiling, understairs storage cupboard, radiator, telephone point, wall-mounted thermostat control unit. Door from reception hallway gives access to:

Cloakroom:

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled floor, radiator, upvc double glazed window to front, recessed spotlights to ceiling.

Bay fronted lounge:

25'8 x 15'8 max reducing 12'5 (7.82m x 4.78m max reducing 3.78m)
Having wood burning stove set to an impressive brick inglenook with inset timber above and two upvc double glazed windows, walk-in bay with four upvc double glazed windows to front and upvc double glazed french doors giving access to rear gardens with upvc double glazed windows to side, two radiators, coving to ceiling, television and telephone points. Double doors from lounge give access to:

Dining room:

16'3 x 12'6 (4.95m x 3.81m)
Having coving to ceiling, radiator, four upvc double glazed windows with upvc double glazed windows with upvc double glazed french doors giving access to rear gardens, interconnecting back to reception doorway.

Door from reception hallway gives access to:

L-shaped kitchen / diner / family room:
22'3 max 17'10 max (6.78m max 5.44m max)

The kitchen area:

Comprises: A range of gloss fronted wooden style eye level and base units with built-in cupboards and drawers, fitted granite worktops, inset 1 1/2 stainless steel sink with mixer tap over, integrated double oven and dishwasher (space for American style fridge freezer), with pull-out larder style units to side and storage cupboard above, tiled floor, wall-hung stainless steel cooker canopy with five ring gas hob below, recessed spotlights to ceiling, upvc double glazed window to front, radiator.

The dining / family area:

Comprises: Three upvc double glazed windows, upvc double glazed french doors giving access to the rear gardens, tiled floor, radiator. Door from kitchen / diner / family room gives access to:

Utility room:

11'7 x 4'8 (3.53m x 1.42m)
Having gloss fronted wooden style base unit with fitted worktop and stainless steel drainer unit over (space for washing machine), fitted worktop, radiator, tiled floor, wall-mounted gas fired central heating boiler with additional gloss fronted wooden style store cupboards to side, upvc double glazed window to rear, sealed unit double glazed door giving access to the rear gardens, extractor fan to ceiling.

Stairs from reception hallway give access to:

First floor landing:

Having upvc double glazed windows to front, radiator, coving to ceiling, cupboard housing pressurised water system. From first floor landing doors give access to all bedrooms and modern family bathroom.

Bedroom one:

23'1 including dressing area reducing 14'8 x 12'7 (7.04m including dressing area reducing 4.47m x 3.84m)
The master bedroom comprises: Upvc double glazed window to front, radiator, coving to ceiling, wall-mounted digital heating control panel.

Dressing area:

Comprises: A range of fitted wardrobes, radiator, upvc double glazed window to rear. From dressing area door gives access to:

Modern en suite shower room:

Having double width shower cubicle, wall-mounted drench shower with massage jets and hand-held shower attachment off, circular wash hand basin set to a vanity unit with mixer tap over, storage cupboard below, wc with hidden cistern, fully tiled to walls, tiled floor, heated chrome style radiator, recessed spotlights and extractor fan to ceiling, shaver point, upvc double glazed window to rear.

Bedroom two:

14'0 x 11'4 (4.27m x 3.45m)
Having upvc double glazed window to front, radiator.

Bedroom three:

11'5 x 8'9 excluding recess (3.48m x 2.67m excluding recess)
Having upvc double glazed window to rear, radiator.

Bedroom four:

9'11 x 9'1 (3.02m x 2.77m)
Having upvc double glazed window to rear, radiator, television and aerial points.

Modern, attractive family bathroom:

Having a four piece suite comprising: Panelled bath, circular wash hand basin with mixer tap over, storage cupboard below, wc with hidden cistern, tiled shower cubicle, fully tiled to walls, tiled floor, spotlights and extractor fan to ceiling, upvc double glazed window to rear, radiator.

Outside:

To the front of the property there is a double width tarmacadam driveway which gives access to a brick-built detached double garage, the front gardens are mainly laid to lawn with a paved pathway giving access to storm porch with outside lighting point. Gated side access then leads to a side garden area having a greenhouse and vegetable plot with gravelled sections, lawned garden, deep beds containing a variety of well established shrubs, plants and conifers. A paved pathway then leads to the property's rear garden which offers particular good levels of privacy and comprise: Paved patio and Indian Sandstone sun terrace, outside lighting point, cold water tap, lawned garden, well stocked beds containing a variety of specimen shrubs, plants and bushes. The rear gardens are enclosed.

Double garage:

19'4 x 21'90 (5.89m x 6.675m)
Having two up and over doors, fitted power and light, double glazed service door to side.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to

British Telecom regulations.

Tenure:

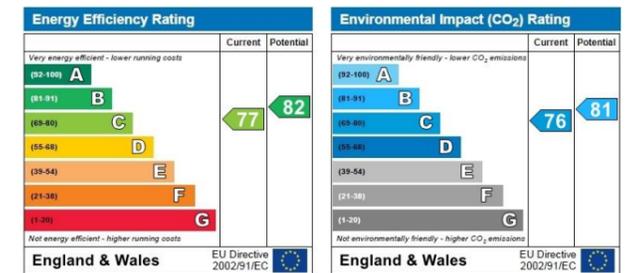
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

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FLOOR PLANS

