



40 Brook Road, Bomere Heath, Shrewsbury, Shropshire, SY4
3PU

www.hbshrop.co.uk



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£239,995

Viewing: strictly by appointment
through the agent

Situated within this sought after village location along with NO UPWARD CHAIN, this is a well presented and spacious two bedroom link detached bungalow which occupies a pleasant position on a generous size plot. 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.

Accommodation

Entrance porch, hallway, lounge/diner, re-fitted kitchen/breakfast room, inner hallway, two bedrooms, bathroom, front and good sized rear enclosed gardens, generous driveway, garage, double glazing, gas fired central heating, NO UPWARD CHAIN. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance porch

Having upvc double glazed windows, vinyl floor covering.

Part glazed door then gives access to:

Hallway

Having radiator, walk-in store cupboard.

Door from hallway gives access to:

Lounge/diner

21'10 x 12'9
Having double glazed windows to front and side of property, radiator, multi fuel stove.

Sliding door from hallway gives access to:

Re-fitted kitchen/breakfast room

11'7 x 7'9
Having eye level and base unit with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, wall hung stainless steel cooker canopy, radiator, tiled effect vinyl floor covering, tiled splash surrounds, upvc double glazed door giving access to side of property, pantry style store cupboard, radiator.

From lounge/diner door gives access to:

Inner hallway

Having loft access leading to loft space where the gas fired central heating boiler is housed, linen store cupboard.

Doors from inner hallway give access to: Two bedrooms and bathroom

Bedroom

11'11 x 8'11
Having double glazed window to rear, radiator, built-in double wardrobe.

Bedroom

9'6 x 9'0
Having double glazed door giving access to rear gardens with double glazed window to side, radiator, built-in double wardrobe.

Bathroom

Having a three piece coloured suite comprising: timber style panelled bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, tiled to walls, double glazed windows to side.

Outside

To the front of the property there is a lawned garden with inset shrubs and bushes. To the side of this there is a bricked paved driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Garage

19'4 x 8'2
Having up and over door, fitted power and light, double glazed window to rear, pedestrian services door to side.

Gated side access then leads to the properties:

Rear gardens

Having paved patio area, lawned garden, glazed greenhouse and substantial timber garden shed. Borders contain a variety of shrubs, plants and bushes. The rear gardens are enclosed.

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 C

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

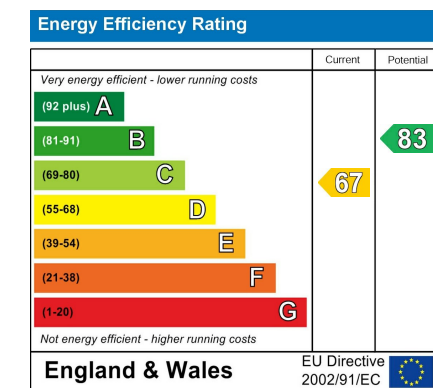
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

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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.



FLOORPLANS

