



7 The Wickets, Bomere Heath, Shrewsbury, Shropshire,
SY4 3PB

www.hbshrop.co.uk



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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 give notice that:

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Offers In The Region Of £360,000

Viewing: strictly by appointment through the agent

Occupying a generous plot, this is a modern spacious and well proportioned bright and airy three bedroom detached house. The property has many pleasing features some of which include: modern kitchen/diner with range of built-in appliances, utility room, master bedroom with en-suite shower room, modern family bathroom, generous sized rear enclosed garden, double width paved driveway and detached brick built garage. Bomere Heath is a sought after village location having good local amenities and being well placed for access to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Viewing comes highly recommended by the agent.

Accommodation

Entrance hallway, cloakroom, lounge, modern kitchen/diner, utility room, first floor landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom, front, side and generous rear enclosed gardens, double width brick paved driveway, detached brick built garage, upvc double glazing, gas fired central heating. Viewing is recommended.

Canopy over, composite double glazed entrance door gives access to:

Hallway

Having tiled floor, radiator.

Door from hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin with mixer tap over, radiator, tiled floor, extractor fan to ceiling.

Door from hallway gives access to:

Lounge

16'9 x 10'7

Having three upvc double glazed windows, radiator, wall mounted digital heating control panel.

Door from hallway gives access to:

Modern kitchen/diner

16'10 x 9'3

And comprises: a range of modern eye level base units with built-in cupboards and drawers, integrated oven with four ring gas hob and stainless steel cooker canopy, integrated dishwasher, fridge freezer, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, two upvc double glazed windows, radiator, upvc double glazed French doors giving access to rear gardens, tiled floor.

Door from kitchen/diner gives access to:

Utility room

6'5 x 5'9

Having eye level and base units, fitted worktop with inset stainless steel sink with mixer tap over, under-stairs storage cupboard, space for appliances, wall mounted gas fired central heating boiler, radiator, tiled floor, composite double glazed door giving access to side / rear of property.

From hallway stairs rise to:

First floor landing

Having upvc double glazed window, radiator, loft access, linen store cupboard.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Master bedroom

9'6 excluding recess x 9'6

Having two radiator, two upvc double glazed windows, large fitted mirror fronted wardrobe.

Door from bedroom gives access to:

En-suite shower room

Having corner tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin tiled floor, part tiled to walls, extractor fan to ceiling, upvc double glazed window to rear, towel rail.

Bedroom

10'7 x 9'7

Having two upvc double glazed windows, radiator.

Bedroom

10'7 max reducing down to 8'5 min x 6'10

Having two upvc double glazed windows, radiator.

Bathroom

Having a modern three piece suite comprising: panelled bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, upvc double glazed window, extractor fan to ceiling.. tiled floor, part tiled to walls, radiator.

Outside

To the front and side of property are lawned garden areas with paved pathway giving access to front door.

Rear gardens

The property's rear gardens are of a generous size having paved patio area with paved pathway, lawned gardens, borders with inset shrub. The rear gardens are fully enclosed by fencing.

To the rear of the garden pedestrian access leads to a double width paved driveway which gives access to:

Detached brick built garage

17'5 x 9'0

Having up and over door, composite double glazed service door to side.

AGENTS NOTE

There is a service fee of £242.00 per annum for the up keep of the development.

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.

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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

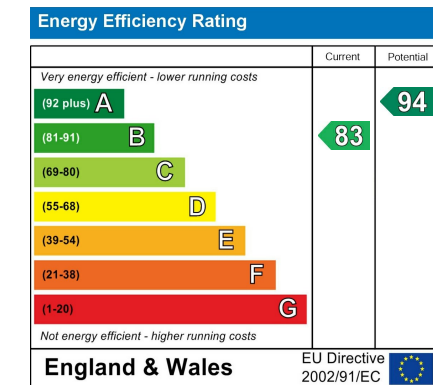
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

