

20 The Grove, Bomere Heath, Shrewsbury, Shropshire,
SY4 3QW

www.hbshrop.co.uk



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Offers In The Region Of £269,995

Viewing: strictly by appointment through the agent

Offering exceptionally well presented, deceptively spacious and much improved living accommodation throughout. This is a instantly appealing two double bedroom detached property occupying a pleasing cul-de-sac position within this sought after village location. The village of Bomere Heath has a variety of good local amenities and is well placed for access to the county town of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, spacious lounge/diner, re-fitted kitchen, first floor landing, two double bedrooms, re-fitted bathroom, low maintenance front garden, generous size rear enclosed gardens, brick paved driveway, home office/studio (former garage), UPVC double glazing, gas fired central heating, cul-de-sac position, desirable village location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Reception hallway

Having wood effect flooring, radiator, generous under-stairs storage cupboard

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin, radiator, wood effect flooring, wood mounted extractor fan.

From reception hallway wooden framed glazed door gives access to:

Re-fitted kitchen

10'11 x 7'11

Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, tiled splash surrounds, wood effect flooring, UPVC double glazed window to rear, UPVC double glazed door giving access to side of property, space for appliances, wall hung cooker extractor fan.

Door from re-fitted kitchen gives access to:

Lounge/diner

21'9 x 11'1 max reducing down to 9'6

Having UPVC double glazed window to front, two radiators, wood effect flooring, coving to ceiling, UPVC double glazed French doors giving access to rear gardens, coal effect gas fire.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, radiator, loft access, linen store cupboard with gas fired central heating boiler

From first floor landing doors then give access to: Two double bedrooms and re-fitted bathroom.

Bedroom one

14'9 x 9'9

Having UPVC double glazed window to front, radiator, fitted wardrobe and over-stairs storage cupboard.

Bedroom two

11'4 x 9'7

Having built-in triple mirror fronted wardrobe, UPVC double glazed window rear, radiator.

Re-fitted bathroom

Having a three piece white suite comprising: P shaped panel bath with mixer shower over glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, vinyl tiled effect floor covering, wall mounted heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to side.

Outside

To the front of the property there is a low maintenance stone garden with brick paved area to side. To the side of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles. Gated pedestrian side access then leads to the property's:

Generous size rear gardens

Having a large paved patio area, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed, outside lighting points.

Home office/studio

16'11 x 7'4

This former garage could be used for a variety of uses and currently comprises: large ceramic sink with shower over and storage cupboard below, space for appliances, vinyl floor covering, UPVC double glazed windows to front and rear, wall mounted electric heater.

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

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			87
(81-91) B			
(69-80) C		72	
(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

