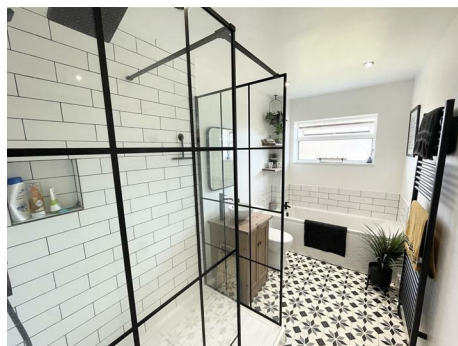


10 Croft Close, Bomere Heath, Shrewsbury, Shropshire,
SY4 3PZ

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 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.
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.

Asking Price £350,000

Viewing: strictly by appointment
through the agent

Occupying a lovely cul-de-sac position on a substantial, well established plot, this is a beautifully presented, spacious and improved three double bedroom detached bungalow. The property is situated within this sought after village location of Bomere heath having a variety of good amenities some of which include Co-op convenient store, hair dressers and public house etc. Access to the medieval town centre of Shrewsbury is readily accessible from the village, as is the local by-pass which links up to the M54 motor network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, entrance hallway, inner hallway, lounge, dining room, UPVC double glazed conservatory, kitchen/breakfast room, three double bedrooms, stylish refitted four piece bathroom, front and substantial well established rear enclosed gardens, generous driveway, garage, workshop, brick built potting shed, UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance porch
Having wood effect flooring, coving to ceiling.

Wooden framed door gives access to:

Reception hallway
Having wood effect flooring, loft access, coving to ceiling, cloaks store cupboard, airing cupboard housing hot water tank cylinder unit, eye level storage cupboards.

Door from entrance hallway gives access to:

Lounge
16'2 x 11'11
Having UPVC double glazed window to front, two radiators, open fire (not connected) set to a stone style hearth with matching TV surround, coving to ceiling, wall light points, TV aerial point.

From entrance hallway doorway gives access to:

Dining room
14'4 x 8'8
Having wood effect flooring, radiator.

Sliding door from dining room gives access to:

UPVC double glazed conservatory
11'3 x 10'0
Having brick base, wood effect flooring, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof, fitted ceiling fan, UPVC double glazed door giving access to gardens.

From dining room sliding door and from reception hallway doorway gives access to:

Kitchen/breakfast room
19'4 x 10'5
The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated double oven, five ring electric hob with concealed cooker canopy over, space for appliances, vinyl tiled effect floor covering, tiled splash surrounds, coving to ceiling, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens.

The breakfast room comprises: Fitted worktop, UPVC double glazed window to side, radiator, two useful store cupboards, wood effect flooring.

From entrance hallway sliding door gives access to:

Inner hallway
Doors then give access to: Three double bedrooms and stylish refitted bathroom.

Bedroom one
14'1 excluding wardrobe recess x 10'10
Having fitted wardrobes with eye level storage cupboards above, circular wash hand basin with mixer tap over, UPVC double glazed window to rear, radiator.

Bedroom two
11'9 x 9'10
Having UPVC double glazed window to front, wash hand basin with mixer tap over and storage cupboard below, radiator, coving to ceiling.

Bedroom three
12'8 x 9'0 excluding recess
Having UPVC double glazed window to side, large mirror fronted wardrobe, radiator.

Stylish refitted bathroom
11'6 x 5'11
Having a four piece suite comprising: large walk-in tiled shower cubicle with drench shower over, circular wash hand basin with mixer tap over and storage cupboard below, panel bath, low flush WC, UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling, vinyl floor covering, heated towel rail.

Outside
To the front of the property there is a lawn garden with mature shrubs and trees. To the side of this there is a brick edge tarmacadam driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Garage
18'7 x 9'1
Having up and over door, glazed window to side.

Door from garage gives access to:

Workshop
14'1 max x 9'0
Having two glazed windows. Door from workshop gives access to:

WC
Having low flush WC, glazed window.

Adjoining the workshop there is a:

L shaped brick potting shed
15'6 max x 13'5 max
In between the bungalow and garage gated pedestrian access then leads to the property's:

Superb rear gardens
Comprise: Vast lawn garden area, former vegetable plot, fruit trees, raised beds, crazy paved patio area, brick paved section, feature garden pond, glazed greenhouse, oil tank. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage 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

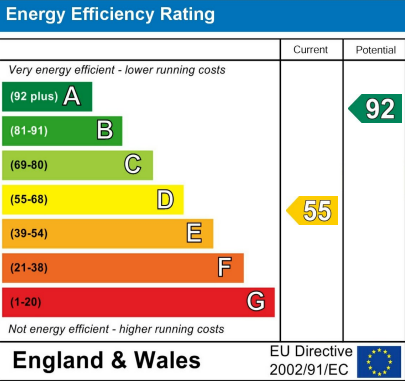
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS

