

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 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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Occupying a generous size plot with a detached garage, this is a exceptionally well presented, modern and spacious three bedroom detached house. The property is located on this select development within this desirable village location of Bomere Heath having good local amenities and being well placed for easy access to the Shrewsbury town centre and local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen/diner, utility room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, bathroom, front, side and low maintenance generous size rear enclosed gardens, double width brick paved driveway, detached brick built garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over composite double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator.

Door from entrance 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.

From entrance hallway door gives access to:

Lounge

16'9 x 10'7

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

From entrance hallway door gives access to:

Modern kitchen/diner

16'10 x 9'3

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

From kitchen/diner door gives access to:

Utility room

6'5 x 5'9

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

From entrance hallway stairs rise to:

First floor landing

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

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

Bedroom one

9'6 excluding recess x 9'6

Having two radiators, two UPVC double glazed windows, large mirror fronted fitted wardrobe.

Door from bedroom one gives access to:

Ensuite 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 two

10'7 x 9'7

Having two UPVC double glazed windows, radiator.

Bedroom three

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: Panel 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 the property there are lawn garden areas with paved pathway giving access to front door. To the left hand-side of the property there is a low maintenance paved patio with gated access leading to a:

Generous size low maintenance rear gardens

Comprising: Paved patio areas, stone section, artificial lawn garden. The rear gardens are enclosed by fencing. To the rear of the garden pedestrian gated access then leads to a double width brick paved driveway with access to a:

Detached brick built garage

17'5 x 9'0

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

AGENTS NOTE

The vendor informs us there is a maintenances charge for the up keep of the development which is currently £282.00 per annum.

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 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

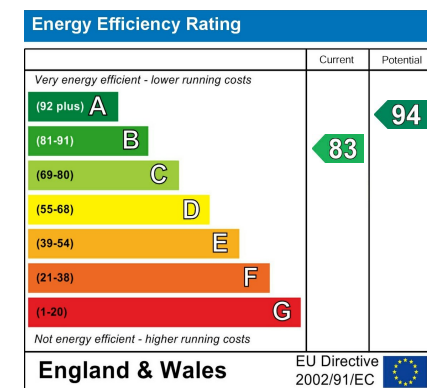
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

