

Arholme, Dobell Lane, Bomere Heath, Shrewsbury,  
Shropshire, SY4 3NP

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**Offers In The Region Of £450,000**

Viewing: strictly by appointment  
through the agent

Having well-presented, deceptively spacious and improved living accommodation. This is a spacious, four bedroom link-detached house which has a fantastic large landscaped rear gardens measuring over 150 ft in length. The property occupies a particularly secluded and pleasant position within this sought after village location. Bomere Heath has good local amenities including: Co-op supermarket, takeaway outlet, public house and primary school. Access to the medieval town centre of Shrewsbury and local bypass are readily accessible from the village. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises, the following: Reception hallway, lounge, dining room, re-fitted kitchen/breakfast room, garden room, laundry room, cloakroom, first floor landing, master bedroom with en-suite shower room, three further good size bedrooms, re-fitted family bathroom, in and out driveway, good size garage, large beautifully maintained landscaped rear enclosed gardens measuring in excess of 150ft in length, gas fired central heating, uPVC double glazing, solar panels, popular village location. NO UPWARD CHAIN.

The accommodation briefly comprises, the following:

uPVC double glazed entrance door with uPVC double glazed window to side gives access to:

**Reeption hallway**

Having radiator, coving to ceiling, recessed spotlights to ceiling, under-stairs storage cupboard, wall mounted digital heating control panel.

Wooden framed glazed door from reception hallway gives access to:

**Lounge**

18'8 x 12'10

Having uPVC double glazed window overlooking the property's rear gardens, radiator, coal effect gas fire set to a stone style hearth with matching fire surround, coving to ceiling, wall light points.

Wooden framed glazed door from reception hallway gives access to:

**Dining room**

11'10 x 10'0

Having tiled floor, coving to ceiling, wall light points, radiator, uPVC double glazed window to side.

Arch from dining room gives access to:

**Re-fitted kitchen/breakfast room**

11'11 x 11'4

And comprises: a range of attractive eye level and base units with built-cupboards and drawers, integrated Neff oven, four ring gas hob with cooker canopy over, integrated fridge freezer and dishwasher, fitted worktops with inset sink drainer unit with mixer tap over, uPVC double glazed window to front, coving to ceiling, tiled floor, tiled splash surrounds, corner display unit, uPVC double glazed door giving access to side of property.

From reception hallway door gives access to:

**Laundry room**

8'4 x 8'2

Having space for appliances, fitted worktop with tiled splash surround, tiled floor, radiator, floor mounted gas fired central heating boiler, service door to garage, glazed window to rear.

Door from laundry room gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, glazed window, tiled floor.

uPVC double glazed window from laundry room and uPVC double glazed French doors from lounge give access to:





#### **Garden room**

10'11 x 10'3

Having tiled floor, upvc double glazed windows to rear with upvc double glazed French doors giving access to rear gardens, radiator, polycarbonate roof with fitted ceiling fan with built-in light.

From reception hallway stairs rise to:

#### **First floor landing**

Having uPVC double glazed window to side, coving to ceiling, loft access, large airing cupboard.

Doors from first floor landing give access to: Four good size bedrooms and re-fitted family bathroom.

#### **Bedroom one**

11'5 x 10'5

Having coving to ceiling, radiator uPVC double glazed window to front. Door from bedroom one gives access to:

#### **En-suite shower room**

Having tiled shower cubicle with drench shower over, wash hand basin with mixer tap over, WC with hidden cistern, tiled floor, tiled walls, shaver point, uPVC double glazed window to side, heated chrome style towel rail, recessed spotlights, extractor and coving to ceiling.

#### **Bedroom two**

12'11 max x 10'5

Having uPVC double glazed window with pleasing aspect to rear, radiator, coving to ceiling.

#### **Bedroom three**

9'11 x 7'9

Having upvc double glazed window with pleasing aspect to rear, radiator.

#### **Bedroom four**

8'5 x 8'0

Having uPVC double glazed window to front, radiator, coving to ceiling, over-stairs storage cupboard

#### **Re-fitted family bathroom**

Comprising an attractive four piece suite having tiled panelled bath, large tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, fully tiled to walls, shaver point, uPVC double glazed windows to side, recessed spotlights and coving to ceiling, heated chrome style towel rail.

#### **Outside**

To the front of the property there is a tarmacadam, in and out driveway, with feature paved patio and low rise brick walling. From the driveway access is given to a:

#### **Large garage**

16'9 max x 11'1 max reducing down to 7'7

Having up and over door, wooden framed glazed door giving access to front of property, fitted power and light.

Gated access then leads to a further tarmacadam driveway and paved area. Gated access then leads to the property's:

#### **Large feature rear gardens**

Which comprise: paved patio, crazy paved patio area, paved pathway, lawned garden with a variety of mature shrubs, plants, bushes, trees etc, glazed summerhouse, garden pond, timber garden sheds and former vegetable plot. The rear gardens are a fantastic feature of the property and measure in excess of 150ft in length., and enclosed by fencing.

#### **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 E**

#### 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).

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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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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