

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

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26 The Grove, Bomer Heath, Shrewsbury,  
Shropshire, SY4 3QW

Occupying a pleasing cul-de-sac position, this is a deceptively spacious, well presented and much improved three double bedroom semi-detached house. The property is situated within this sought after village location of Bomer Heath. The village is serviced by good amenities and is also well placed for easy access to the medieval town Centre of Shrewsbury and local by-pass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, attractive re-fitted kitchen / diner, laundry room, study / snug, first floor landing, three double bedrooms, stylish re-fitted bathroom, front and good sized part walled rear enclosed gardens, tarmacadam parking forecourt, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having useful under stairs recess, radiator and UPVC double glazed window. Door from entrance hallway gives access to:

**Cloakroom**

Having low flush wc, wash hand basin with mixer tap over and laminate floor.

Door from entrance hallway gives access to:

**Lounge**

14'2 x 10'11

Having UPVC double glazed window to front and radiator.

Door from entrance hallway gives access to:

**Re-fitted kitchen / diner**

17'8 x 9'9

The kitchen area comprises a range of modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink and mixer tap over, integrated oven, four ring gas hob with cooker canopy over, integrated fridge/freezer, dishwasher, wood effect flooring, tiled splash surrounds, UPVC double glazed window to rear. The dining area comprises wood effect flooring, UPVC double glazed French doors giving access to rear gardens and radiator. From kitchen / diner access is given to:

**Laundry room**

7'9 x 6'10

Having replaced eye level and base units, fitted worktop, space for appliances, wood effect flooring, UPVC double glazed door giving access to rear of property. Part glazed door from laundry room gives access to:

**Study / snug**

9'6 x 7'9

Having UPVC double glazed window to side and radiator.

From entrance hallway stairs rise to:

**First floor landing**

Having radiator, loft access being boarded to the most part and coving to ceiling. From first floor landing doors give access to three double bedrooms and re-fitted bathroom.

**Bedroom one**

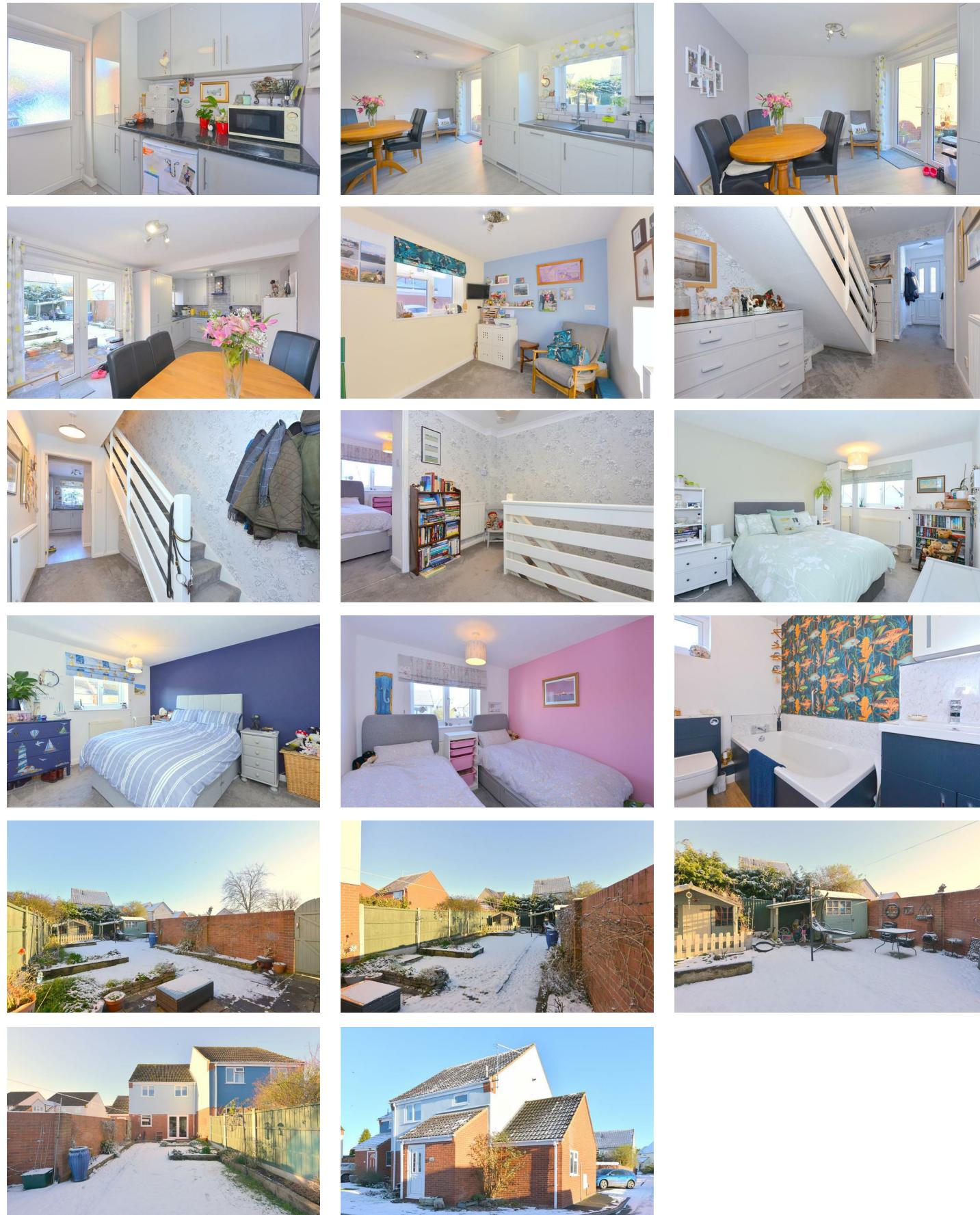
13'1 x 9'5

Having UPVC double glazed window to rear and radiator.

**Bedroom two**

11'1 x 9'5

Having UPVC double glazed window to front and radiator.



**Bedroom three**

8'2 x 7'8

Having UPVC double glazed window to rear, radiator and open fronted shelved storage area.

**Re-fitted bathroom**

Having a modern suite comprising: Panel bath, separate shower cubicle, wc with hidden cistern, wash hand basin with mixer tap over, storage cupboard below, wood effect flooring, UPVC double glazed window to front and heated chrome style towel rail.

**Outside**

To the front of the property there is a small lawned garden area, brick paved and low maintenance stoned sections. To the side of the property there is an off-street forecourt parking area having EV charging point. Gated access then leads to the property's rear garden having paved sun terrace, paved patio, paved pathway, lawned gardens, raised beds, outside cold tap, timber garden shed, the rear gardens are enclosed by fencing and brick walling.

**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 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.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

