HOLLAND BROADBRIDGE

The Property Ombudsman

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

HOLLAND BROADBRIDGE

Merrington View Preston Gubbals Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3LT

www.hbshrop.co.uk

Offers In The Region Of £500,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

Merrington View Preston Gubbals Road, Bomere Heath, Shrewsbury, Shropshire, SY4 3LT

An attractive, spacious, versatile and well maintained three/four bedroom detached dormer bungalow, occupying a generous plot in the highly regarded village of Bomere Heath. The property is neatly presented throughout and enjoys a particularly pleasing position, with the generous grounds providing a good degree of outdoor space and a delightful aspect to the rear over neighbouring fields and attractive open countryside. This fantastic property offers a great combination of versatile accommodation along with having the added benefit of NO UPWARD CHAIN. Situated within the highly desirable village of Bomere Heath, the property benefits from a peaceful village setting within walking distance of the villages local amenities which include: co-op supermarket, public house, primary school, recreational facilities and the beautiful surrounding Shropshire countryside. Access to the county town of Shrewsbury is readily accessible as is the local bypass linking up to the wider motorway network. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, through lounge, spacious separate dining room, UPVC double garden room, attractive kitchen/breakfast room, laundry room, cloakroom , large ground floor bedroom with modern ensuite shower room, first floor landing, three further double bedrooms (one of which could be used as a hobbies or family room) refitted family bathroom, generous stone driveway providing ample off street parking for a number of vehicles, good size single garage with electrically operated roller door, pleasing rear enclosed gardens which enjoys a pleasant outlook over neighbouring fields and open countryside, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

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

Reception hallway
Having two UPVC double glazed glazed windows to front, coving to ceiling, dado rail,

Wooden framed glazed doors with tiled steps lead down to:

Lounge
26'9 x 13'6
Having three UPVC double glazed windows, coving to ceiling, two radiators, UPVC double glazed sliding patio door giving access to rear gardens of property, coal effect gas stove set to an exposed brick hearth with timber mantle,

Wooden framed glazed door from reception hallway and wooden framed glazed double doors with tiled steps from lounge lead to:

Dining room
17'0 max into staircase recess x 14'5
Having coving to ceiling, radiator, under stairs storage cupboard.

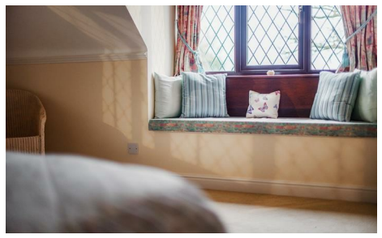
Sealed unit double glazed sliding door from dining room gives access to:

Double glazed garden room
10'6 x 7'9
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, wood effect flooring, two wall light points, UPVC double glazed French doors giving access to rear gardens.

Door from dining room and wooden framed glazed door from reception hallway gives access to:

Kitchen/breakfast room
17'0 x 10'5
Having a comprehensive range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap, tiled splash surrounds, tiled floor, radiator, recessed spotlights to ceiling, centralised breakfast bar with fitted granite worktop, UPVC double glazed window to rear.

Arch from kitchen/breakfast room gives access to:



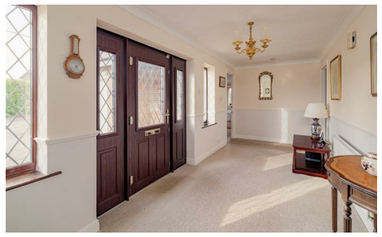
Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

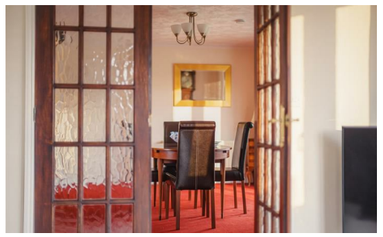
t: **01743 357000**
e: **sales@hbshrop.co.uk**

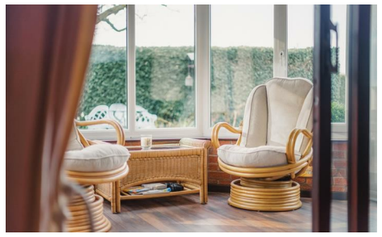
HOLLAND BROADBRIDGE

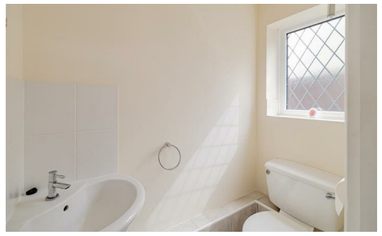
Offers In The Region Of

£500,000









Laundry room
8'5 x 5'5
Having space for appliances, fitted worktop with tiled splash surround, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, UPVC double glazed stable style door fiving access to side of property, radiator, tiled floor.

From laundry room door give access to:

Claokroom
Having low flush WC, pedestal wash hand basin, tiled floor, UPVC double glazed window to side.

From reception hallway wooden framed glazed door gives access to:

Bedroom
16'4 max reducing down to 12'10 min x 14'0 excludi
Having UPVC double glazed windows, coving to ceiling, two fitted double wardrobes, radiator.

From bedroom door gives access to:

Ensuite shower room
Having tiled shower cubicle with wall mounted electric shower, wash hand basin set to vanity unit with built-in drawers and storage cupboard below, low flush WC with hidden cistern, part tiled to walls, tiled floor, UPVC double glazed windows to side, wall mounted extractor fan.

From dining room stairs rise to:

First floor landing
Having radiator, loft access, eaves storage space.

From first floor landing doors give access to: further bedrooms and bathroom.

Bedroom
14'3 x 13'7
Having UPVC double glazed window with a pleasing aspect to rear, eaves storage, radiator, dado rail, part sloping ceilings, large built-in wardrobe.

Bedroom
16'4 x 13'6
Having UPVC double glazed window with a pleasing aspect to rear, large built-in double wardrobe, radiator, part sloping ceiling.

Door from bedroom gives access to:

Hobbies room/bedroom
25'5 x 11'11
Having radiator, eaves storage, double glazed Velux roof window, dado rail.

Bathroom
Having a modern suite comprising; Corner panel bath withe electric shower over, pedestal wash handbasin, low flush WC, UPVC double glazed window to rear, large airing cupboard with hot water tank cylinder unit, heated chrome style towel rail.

Outside
The property occupies a pleasing position on the fringe of Bomere Heath. To the front there is a substantial stoned driveway providing ample off street parking for a number of vehicles, paved pathway to front door, outside lighting points with mature hedging screening the road and neighbouring property's. From the driveway access is given to the property's:

Large single garage
20'7 x 10'0
Having a electrically operated roller door, UPVC double glazed window to side, pedestrian service door to rear.

Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

Offers In The Region Of
£500,000

Pedestrian side access then leads to the property's:

Rear gardens
Which comprise: Stone sections, paved patio and sun terraces, lawn gardens, timber garden shed, glazed greenhouse, an array of mature shrubs, plants and bushes. The rear gardens are enclosed by fencing and hedging and offer a pleasing aspect.

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).

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**