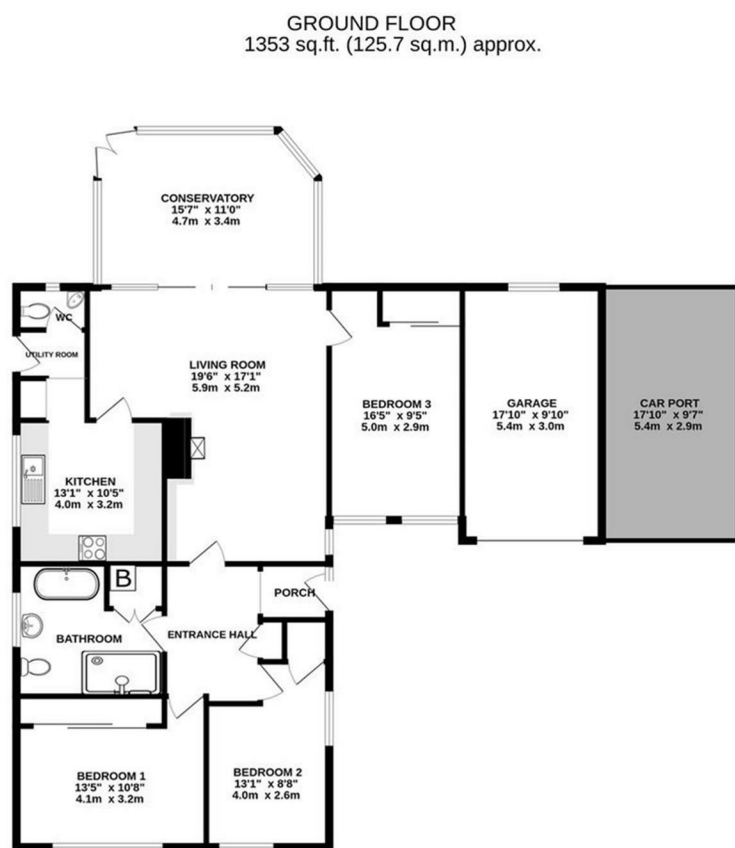


FOR SALE



Caradoc Preston Gubbals Road, Bomere Heath, Shrewsbury, SY4 3LT



TOTAL FLOOR AREA: 1353 sq ft. (125.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Smartplan CS024



FOR SALE

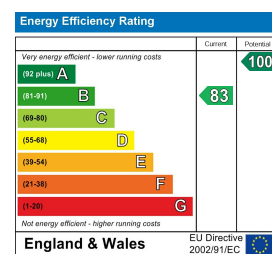
Offers In The Region Of £295,000

Caradoc Preston Gubbals Road, Bomere Heath, Shrewsbury, SY4 3LT

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and particularly spacious detached bungalow providing neatly appointed accommodation, set in a large plot with beautiful gardens in this most popular rural village.



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 5.4 miles and Telford 17.9 miles. All distances are approximate.



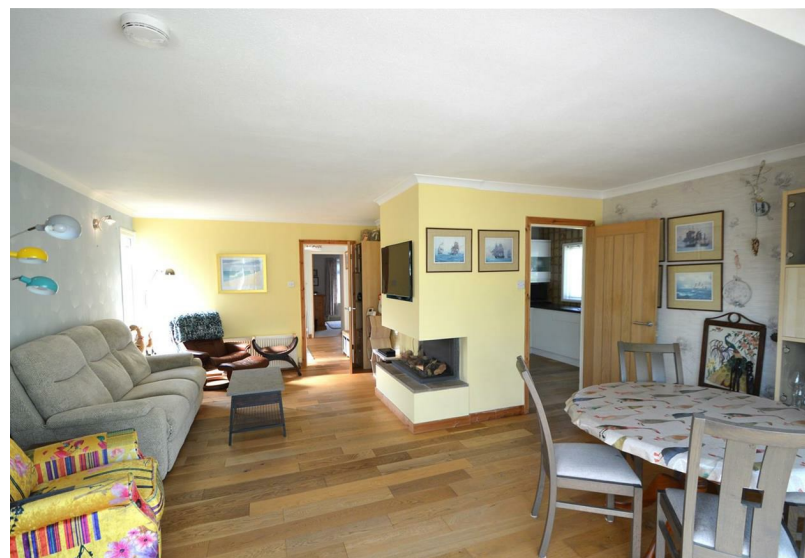
2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Non traditional construction
- Spacious rooms
- Neatly appointed
- Large driveway and garage
- Beautiful wraparound gardens
- No onward chain

#### DESCRIPTION

Caradoc is a spacious and attractively appointed detached bungalow built of non traditional construction. The bungalow provides a super open lounge diner with large conservatory, which overlooks the delightful gardens. The kitchen offers a modern range of gloss units together with integral appliances. Positioned to the rear is a hallway and guest WC. There are three spacious bedrooms, a bathroom with modern suite which includes a separate shower cubicle. Outside, there is a generous amount of driveway parking, together with garage and car port. The gardens wraparound and are predominantly laid to flowing lawns with established shrubbery beds and borders, together with patio seating areas.

#### ACCOMMODATION

Panelled part glazed entrance door leads into:-

#### ENTRANCE HALL

With oak boarded flooring, access to loft space, built in storage cupboard and door off into:

#### LOUNGE/DINER

With coved ceiling, oak boarded flooring with contemporary remote controlled living flame gas fire. Sliding patio doors through to conservatory.

#### CONSERVATORY

UPVC double glazed windows and roof. Wall mounted air conditioning unit. Twin glazed french doors to rear garden.

#### KITCHEN

With oak boarded flooring and providing a modern range of eye and base level gloss units, comprising soft close cupboards and drawers with extensive work surface area over and incorporating a sink unit and drainer with mixer tap over. Space and plumbing for dishwasher, integral ZANUSSI electric oven and grill with four ring BAUMATIC induction hob unit with filter hood over, tiled splash, integral fridge, integral freezer. Built in pantry cupboard. Built in corner carousel cupboard. Ceiling downlighters.

#### REAR HALL

With oak boarded flooring, space and plumbing for washing machine, panelled part glazed UPVC door to rear.

#### GUEST WC

With low level WC, wall mounted wash hand basin.

#### BEDROOM ONE

With fitted double wardrobe.

#### BEDROOM TWO

With built in double wardrobe with mirror fronted sliding doors.

#### BEDROOM THREE

With dual aspect windows.

#### BATHROOM

Providing a modern white suite, comprising low level WC, wash hand basin set in vanity unit with storage cupboard under and freestanding tap over. Deep fill panelled bath, large shower cubicle with drench head and additional feeder shower attachment. Splash screen and inset tiling. Wall mounted heated towel rail, ceiling downlighters. Built in linen cupboard housing the wall mounted gas fired central heating boiler.

#### OUTSIDE

The property is approached over a large brick paved driveway providing parking for numerous vehicles whilst also giving vehicular access to the carport and garage together with pedestrian access to the front and side of the bungalow.

#### GARAGE

With remote controlled roller entrance door. Power and light points.

#### THE GARDENS

The property is set on a generous corner plot and offers low maintenance borders to the front. To one side are further abundantly stocked and established shrubbery beds and borders containing a number of different specimen plants and trees. A flagged pathway then extends round to generous areas laid to lawn with raised rockery beds, timber and felt summer house. Adjacent to the kitchen is a flagged patio area with timber pergola with climbing roses. Positioned to the rear are further well maintained lawns containing a variety of different specimen trees, numerous raised beds. Greenhouse. External double power socket and cold water tap.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### AGENTS NOTE

Prospective purchasers may wish to note that the bungalow is of a non-traditional construction.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)