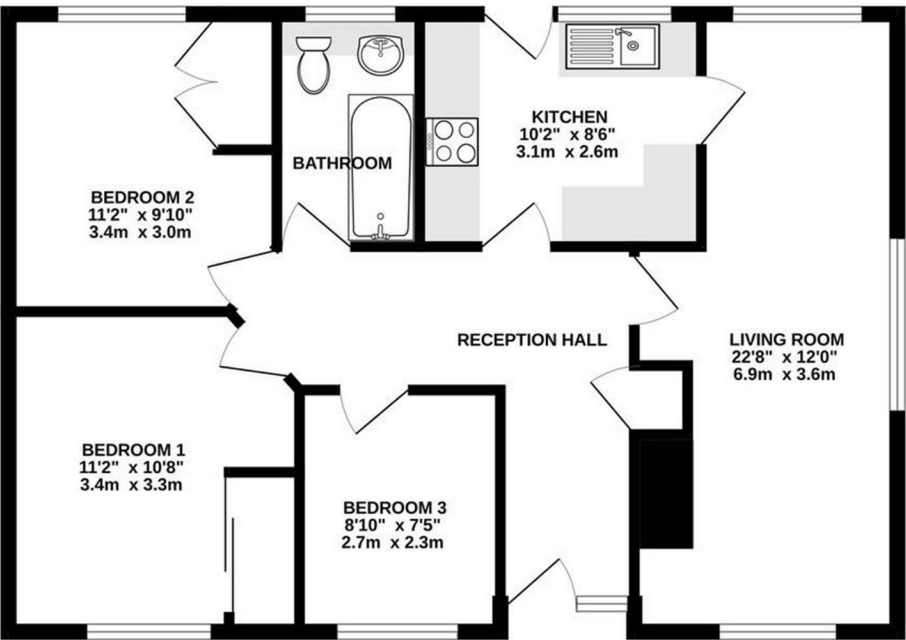


FOR SALE

4 Bow Way, Bomere Heath, Shrewsbury, SY4 3NW



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst 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 as to their operability or efficiency can be given.
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FOR SALE

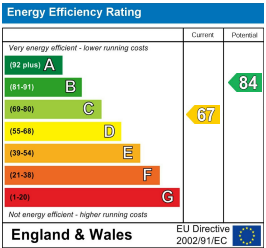
Offers in the region of £325,000

4 Bow Way, Bomere Heath, Shrewsbury, SY4 3NW

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 well proportioned detached bungalow, offering excelllent scope for improvement, set with garage and wrap around gardens in an end cul-de-sac position within this most popular village location.




01743 236 444

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




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MILEGAES: Shrewsbury 5.9 miles, Telford 18.5 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- End cul-de-sac position
- Well proportioned rooms
- Scope to improve
- Driveway parking and garage
- Wrap aound gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, take the Berwick road (B5067) and continue along, taking the right turn signposted Bomere Heath. Proceed under the railway bridge and turn left towards the village. On arrival at Bomere Health, take the right turn into Sefton Drive, followed by the left turn into Bow Way and the property will be found towards the end of the cul-de-sac on the left hand side.

SITUATION
Th property is conveniently situated in an end cul-de-sac position, within the village which benefits from a good selection of amenities including shops/post office, hair dressers, takeaway, pub and primary school, all within short walking distance of the bungalow. Easy access can be gained to Shrewsbury, which provides a further and more comprehensive range of social and leisure facilities together with a rail service.

DESCRIPTION
4 Bow Way is a highly desirable detached bungalow, which offers excellent scope for improvement and modernisation. The property offers well proportioned accommodation throughout and an excellent opportunity for all potential buyer to introduce their own ideas and taste. Outside, there is driveway parking which leads to the garage. The gardens offer established shrubbery beds and borders to the front, with wrap around lawns to the side and rear.

ACCOMMODATION
Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL
Built in airing cupboard with fitted radiator.

LOUNDE/DINER
With dual aspect windows, tiled fireplace with living flame coal effect gas fire.

KITCHEN
Providing eye and base level units, comprising cupboards and drawers with work surface area over. Sink unit and drainer with mixer tap, space and plumbing for washing machine, space and connection for electric cooker, space for fridge, part tiled walls and tiled splash, Worcester wall mounted gas fired central heating boiler.

BEDROOM ONE
With built in double wardrobes with over head storage cupboard.

BEDROOM TWO
With a range of fitted wardrobes, with sliding doors.

BEDROOM THREE

BATHROOM
Providing a suite comprising low level WC with hidden cistern, wash hand basin, set in vanity unit with storage cupboards under, panelled bath with electric shower over, part tiled walls and tiled splash, shaving connection point.

OUTSIDE
The property is approached over a tuffinresin driveway which provides parking and gives access to the garage.

THE GARDENS
To the front, the gardens offer established raised and well stocked shrubbery beds and borders. A gated pathway extends to the side and rear, where majority of the gardens can be found. Side and rear gardens offer flowing lawns, flanked by established hedgerow. Small low maintenance gravelled area with rockery bed. Large timber and felt storage shed. External cold water tap. Purchasers will be pleased to note that the rear gardens benefit from a southerly facing aspect.

GARAGE
Electric remote controlled entrance door, power and light points. Pedestrian door to garden.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. Gas fired central heating. None of these services have been tested.

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.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com