



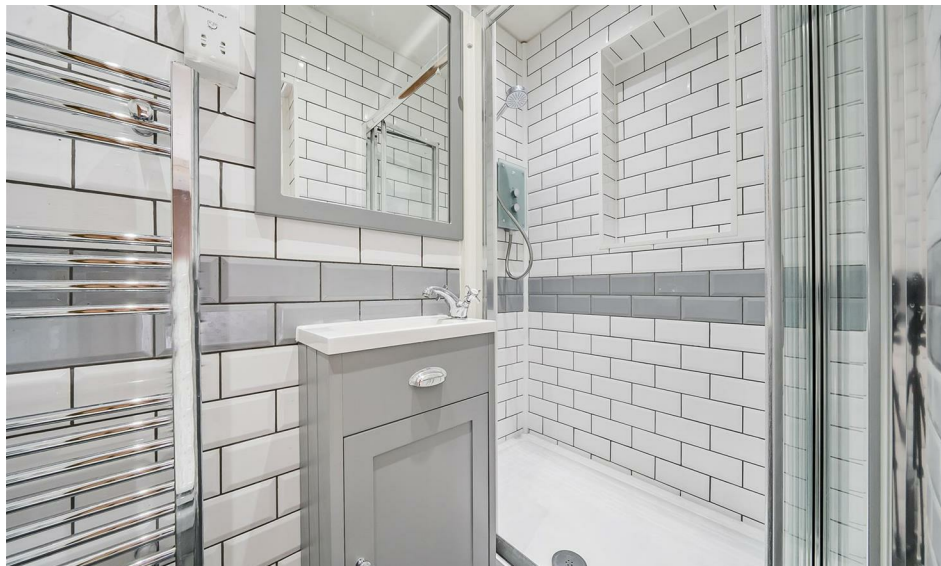
FOR SALE

Offers in the region of £695,000

Brooklands, Windsor Lane, Bomere Heath, Shrewsbury, SY4 3NA

An immaculately presented family home, which has been updated and extended by the current owners to provide superb flowing spacious accommodation, situated in this sought after village location





- Over 2,500 sq ft
- Fantastic living environment
- Private gated driveway
- Detached garage and workshop/home office
- Lovely gardens
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury, take the B5067 towards Baschurch and after a distance take the first right turning sign posted Bomere Heath. Go under a railway bridge and turn immediately left. Proceed past the cricket club into the village and take the right turn onto Winsor Lane. Continue along follow the road and just before a sharp righthand bend, the property will be found on the right hand side.

SITUATION

The property is delightfully situated in a pleasant setting on the outskirts of this popular village of Bomere Heath. The village itself offers a good selection of amenities including shops/post office, hairdressers, takeaway, pub and a highly regarded primary school, within a short walking distance of the property. Easy access can be gained to Shrewsbury and its extensive range of facilities and also the the A49 bypass which links through to the A5 and M54 motorway network.

DESCRIPTION

Brooklands is a wonderful family home that offers well laid out, flowing, spacious accommodation perfect for modern family living. The property has been significantly updated and extended by the current owners to provide a wonderful family home.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

Staircase to the first floor and doors off and to:-

FAMILY ROOM

With ornate wooden fire surround, tiled floor and window to front. This room leads through to:-

CONSERVATORY

Engineered wooden oak flooring and views over the gardens. French doors leading out to the patio.

KITCHEN

With a continuation of the tiled floor and providing a range of oak wall and floor units, centre island with breakfast bar, cupboards and wine rack, granite worktops and a range style cooker with extractor over, exposed timber beams to ceiling.

UTILITY ROOM

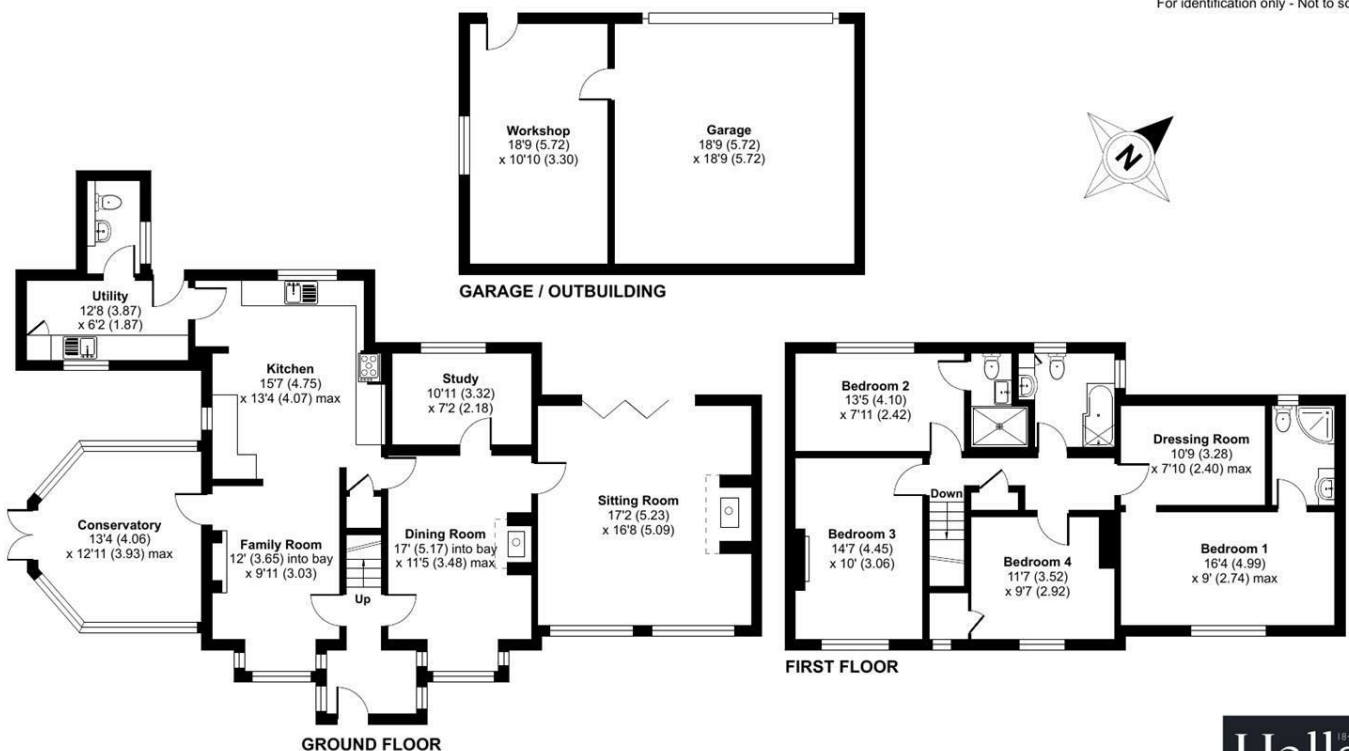
With space for a washing machine and tumble dryer, access door to rear gardens.

GUEST WC

With WC and wash hand basin.



Approximate Area = 2136 sq ft / 198.4 sq m
 Garage = 353 sq ft / 32.7 sq m
 Outbuilding = 204 sq ft / 18.9 sq m
 Total = 2693 sq ft / 250 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1248879



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



DINING ROOM

Fireplace with brick surround, parquet floor.

STUDY/OFFICE

LIVING ROOM

Front to back spacious room with dual aspect windows to front. Brick fireplace housing a log burning stove with wood mantle over. Bi-fold doors leading to the rear patio.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

Window to front

EN-SUITE SHOWER ROOM

Providing a white suite comprising a low level WC, wash hand basin set in vanity unit with storage cupboards under and shower cubicle with sliding splash screen.

DRESSING ROOM

BEDROOM TWO

EN-SUITE SHOWER ROOM

Providing a white suite comprising a low level WC, wash hand basin with storage cupboard under and shower cubicle with sliding splash screen.

BEDROOM THREE

BEDROOM FOUR

BATHROOM

Providing a suite comprising a low level WC, wash hand basin and panelled bath.

OUTSIDE

The property is situated on a corner plot and is approached through a private gated driveway that leads to a large parking area to the front of the property. The front/side gardens have been fenced off for pets. The main garden area, located at the rear, is mostly laid to lawn with mature shrubs and hedging screening the lane and a large paved patio. There is a lovely paved sun terrace with outside cold tap, timber shed with mature shrubs. Gated access then leads back round to the front of the property, where there are two useful log stores. There is also a timber cladded detached double garage, with adjoining workshop and useful storage area above.

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

COUNCIL TAX

The property is currently showing as Council Tax Band F. 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@halls.gb.com



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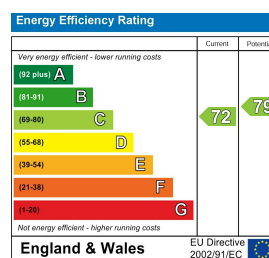
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

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E: shrewsbury@halls.gb.com



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