



1 Pool Meadow Close, Bomere Heath, Shrewsbury
Shropshire **SY4 3NY**



1 Pool Meadow Close, Shrewsbury, SY4 3NY

A beautifully designed, contemporary property with wonderful private gardens found in a desirable village location.

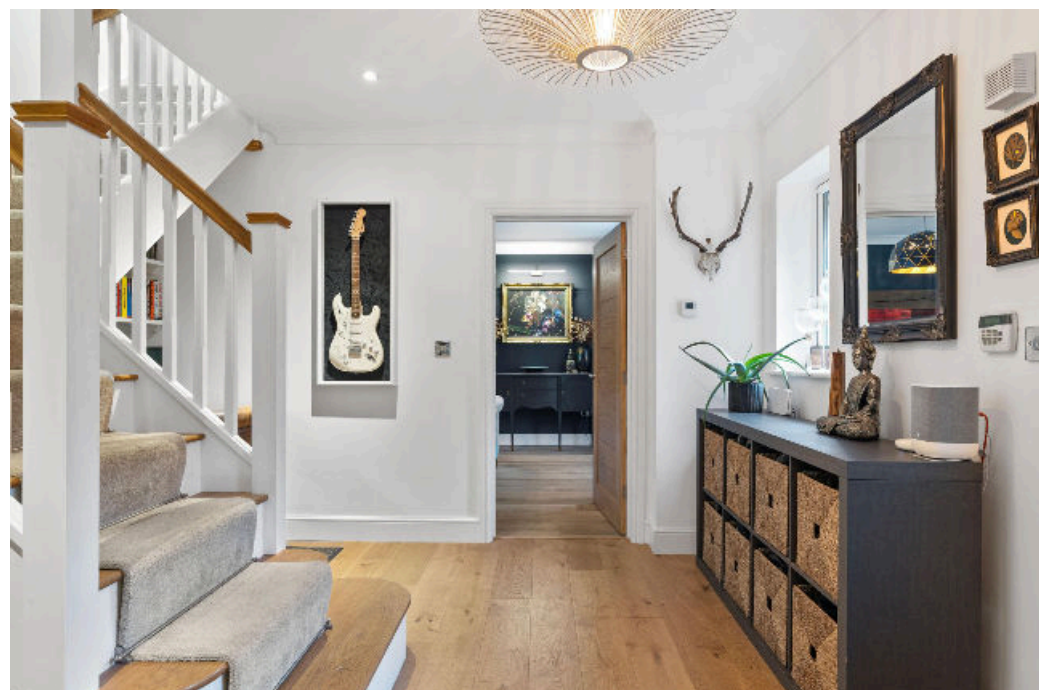


Guide price: £675,000

Tenure: Freehold

Local authority: Shropshire Council

Council tax band: F



The Property

Having undergone a recent scheme of modernisation and redesign, 1 Pool Meadow Close is a beautifully appointed detached property extending to approximately 200 sq. metres.

A large hallway with central staircase provides excellent connection to the primary ground floor rooms, including the large sitting room with a living flame, log burner effect stove, dining room and kitchen breakfast room.

The kitchen breakfast room has a fantastic range of fitted units, open plan into a breakfast area with French doors out to the gardens. The dining room and sitting room also have access to the garden via French doors.

The rear of the house is south-west facing, filling the primary rooms with light. Completing the ground floor is a useful utility room and W.C.







Upstairs

Stairs rise to the first floor which is divided into two notable areas. On one side of the staircase is the beautiful principal bedroom, with a substantial fitted dressing room area and stylish en suite shower room. Adjacent to this bedroom is a fifth bedroom which currently serves as a laundry room.

On the other side of the staircase are three further bedrooms (one with an en suite shower room) and a family bathroom.





Gardens & Grounds

Great care has been taken with the redesign and landscaping of the gardens. There is a large lawned area and raised beds, adjacent to a generous south-west facing terrace which spans the rear of the property, connecting the house with the outdoor seating area with freestanding outdoor stainless-steel kitchen (available by separate negotiation). This space provides an excellent area for alfresco dining and larger scale outdoor entertaining.

Adjacent is a beautifully appointed home office (forming part of a converted double garage). Further storage is provided to the front of the double garage, accessed via twin doors from the driveway. The driveway offers off road parking for several vehicles.



Location

Pool Meadow Close is situated within the village of Bomere Heath, a convenient location just five miles from the County Town of Shrewsbury. The village has a convenience store and public house, along with bus connections to the wider county.

Schooling in the area is exceptional, with offerings in both the state and private sectors. Notable educational institutions include Adcote, Packwood Haugh, Ellesmere College, Shrewsbury High School, Moreton Hall, and Shrewsbury School. There is a local primary school - Bomere Heath primary (C of E).

Nearby Shrewsbury offers regular national rail services to Manchester, Birmingham, and London. Additionally, regional airports such as Birmingham International and Manchester International are within reasonable reach. The A5/M54 provides excellent road access to Midland business centres.

Directions (Postcode SY4 3NY)

From Shrewsbury, head north on Berwick Road (B5067). Upon reaching Bomere Heath, take the second right onto Windsor Lane and then the second left onto Pool Meadow Close. 1 Pool Meadow Close is the first property on your left-hand side.

Services

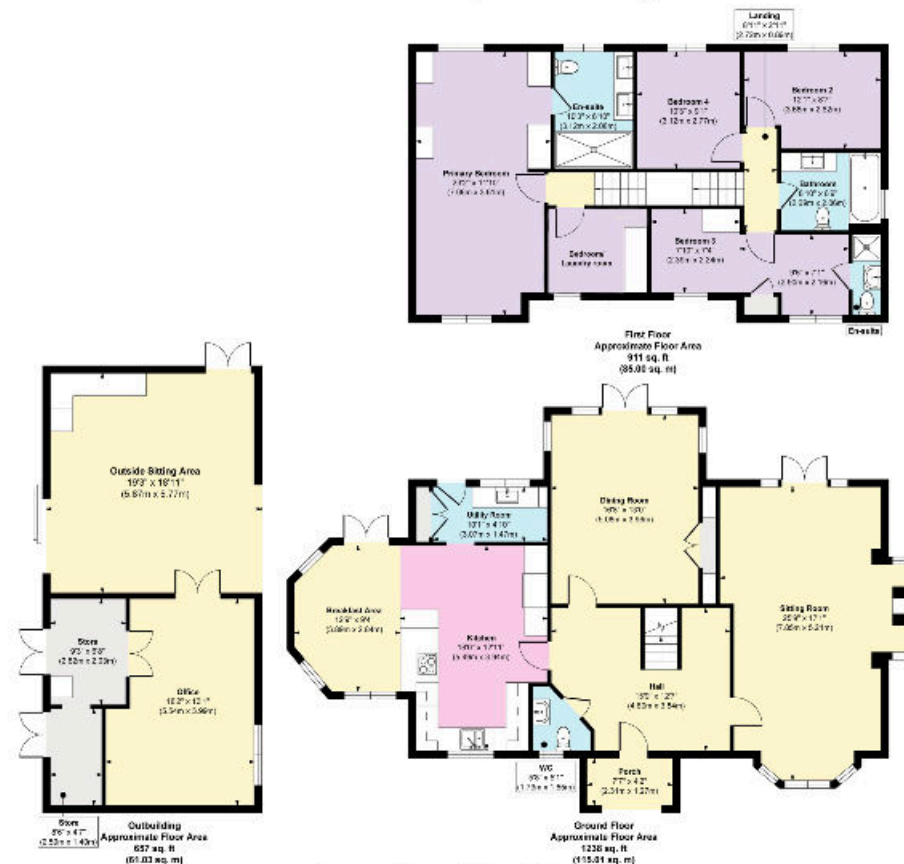
Mains water, electricity and drainage. Gas fired central heating (except for the office, which has electric heating).

Agents Note

Please be aware that the gravelled area adjacent to the driveway does not fall within the ownership of the property.



1 Pool Meadow Close, Shrewsbury, SY4 3NY



Approx. Gross Internal Floor Area
Main House = 2149 sq. ft / 200.01 sq. m
Outbuilding = 657 sq. ft / 61.03 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE.
The position & size of doors, windows, appliances and other features are approximate only.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated February 2025.

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