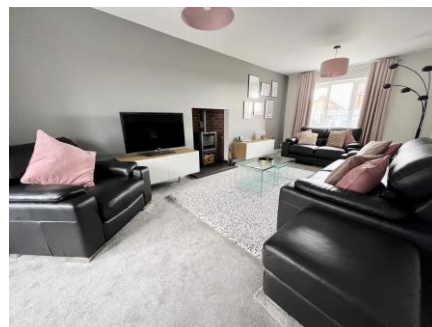




## 15 The Wickets, Bomere Heath, Shrewsbury, Shropshire, SY4 3PB

**£625,000**

Viewing of this stunning double fronted 4 bedroom detached house is a must. Situated on the edge of a popular village, the stylish recessed porch leads to the Entrance Hall with Guest WC, Living Room with wood stove and bay window. The spectacular Family Kitchen Dining Room opens through to a generous Sitting Room, Utility Room. Upstairs, the Main Bedroom offers a dressing area and En-suite Shower Room, 2nd Bedroom with En-suite Shower Room and 2 further Double Bedrooms, Family Bathroom. Glorious views. Beautiful landscaped gardens. Double Garage.



## 15 The Wickets, Bomere Heath, Shrewsbury, Shropshire, SY4 3PB Ref: 4781

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

Archway to recessed Porch, double glazed, double glazed composite entrance door.

### Spacious Entrance Hall

Tiled flooring, radiator, staircase leads to part galleried, spacious First Floor Landing.

### Cloakroom/WC

Fitted with white 2-piece suite including wash basin and WC, tiled flooring, half tiled walls, radiator extractor.

### Living Room 20' 6" x 10' 7" (6.24m x 3.22m)

Feature recessed fireplace with expose brickwork and slate hearth, Stovax cast iron wood burner inset, walk-in double glazed bay window to the front, further double glazed window overlooking rear garden, 2 radiators.

### Impressive Family Kitchen/Dining/Sitting Room 34' 1" x 13' 10" max 12' 4" min (10.38m x 4.21m 3.76m)

A fabulous feature of the property. Tiled flooring throughout, spacious Dining Area with radiator and double glazed window to the front. Magnificent central Kitchen with an excellent range of units, quartz worktops with integrated drainer, 1 1/2 bowl sink unit. Full range of integrated Neff appliances include 5 ring gas hob with central filter hood, double oven, fridge/freezer, dishwasher and wine cooler. Double glazed window to the side with views over adjoining farmland. The Sitting Area has double glazed French doors leading to garden, 2 radiators.

### Utility Room 8' 2" x 6' 2" (2.49m x 1.88m)

Tiled flooring, laminate work tops with inset sink unit, base cupboard and cupboard housing Worcester gas fired central heating boiler, radiator, composite double glazed door to the side.

### Spacious First Floor Landing

Part galleried, radiator, large built-in airing cupboard with Worcester hot water cylinder, access to roof space.

### Bedroom 1 13' 10" x 13' 4" (4.21m x 4.06m)

Entered into a spacious Dressing Area with excellent range of fitted wardrobes with sliding doors. The Bedroom has a double glazed window with lovely views over adjoining countryside with views towards hills beyond, radiator.

### En Suite Shower Room

Fitted with large shower cubicle, wash basin, WC, fully tiled walls, tiled flooring extractor, shaver socket, heated towel rail, double glazed side window.

### Bedroom 2 12' 1" x 11' 1" (3.68m x 3.38m)

Radiator, double glazed window overlooking attractive landscaped garden.

### En Suite Shower Room

Fitted with 3 piece suite including fully tiled corner shower cubicle, wash basin, WC, half tiled wall areas, shaver socket, heated towel rail, double glazed window to the rear.

### Bedroom 3 11' 0" x 9' 1" (3.35m x 2.77m)

Radiator, built-in double wardrobe with mirrored sliding doors, double glazed window to the front.

### Bedroom 4 11' 1" x 8' 2" (3.38m x 2.49m)

Radiator, double glazed window to the front.

### Main Bathroom

Beautifully fitted with 4 piece suite providing decorative, fully tiled shower cubicle, wash basin, WC, bath, tiled wall areas, tiled flooring, shaver socket, heated towel rail, double glazed front window.

### Outside - Front

The property is positioned at the end of the cul-de-sac and accessed via private block paved drive continuing onto double width driveway with extensive lawns to either side.

### Double Garage

Electric up and over door, power and lighting, door to garden.

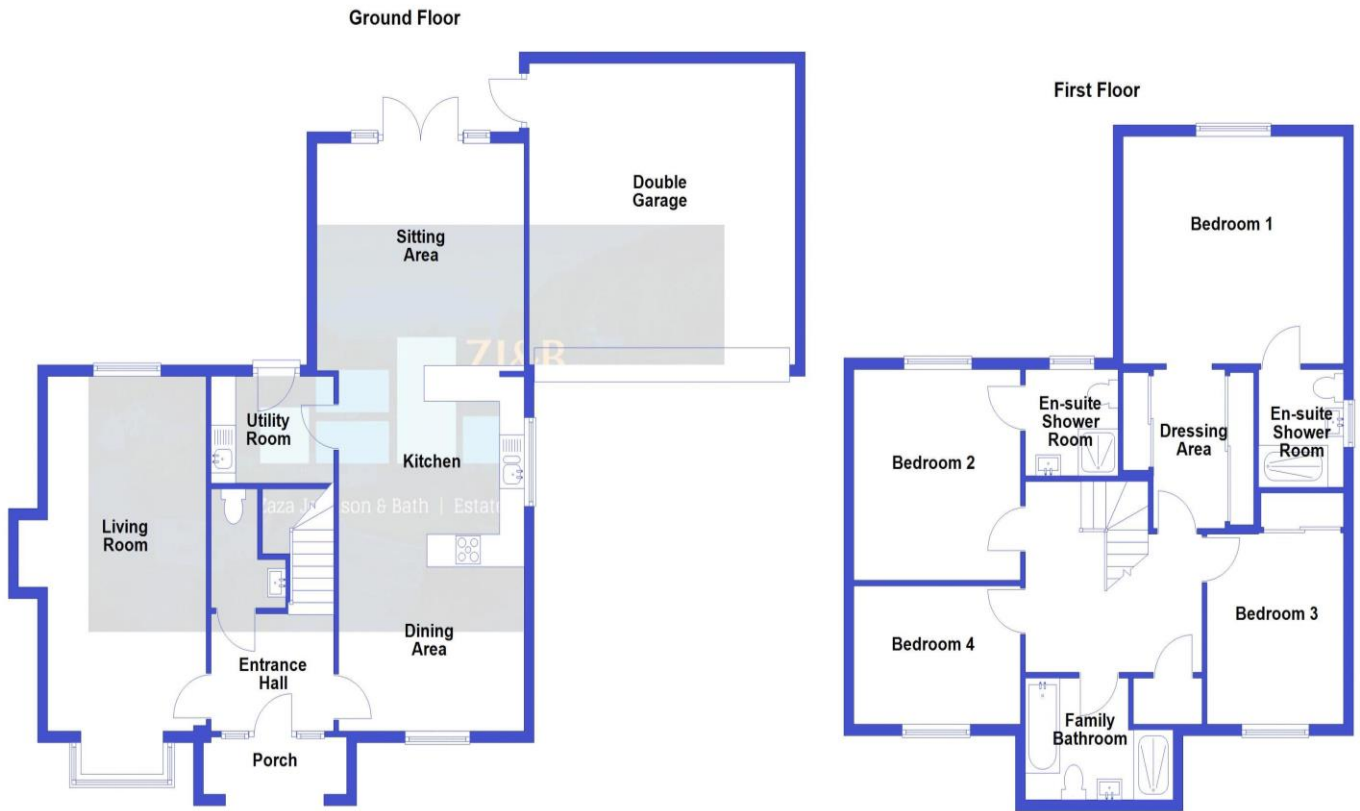
### Attractive Landscaped Rear Garden

Bordered to one side by open countryside, approached onto a large paved patio with feature raised composite decking, sun terraces with central paved patio. The remainder of the garden is laid to lawn with gravel borders and selection of shrubs. Gated access to the side.

### Council Tax Band F

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

15, The Wickes Bosmere Heath SOMERSET SIV4 9PB	Energy rating <b>B</b>	Valid until: 30 April 2029 Certificate number: 0699-3649-7054-0201-2345
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Property type	Detached house
Total floor area	166 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-could-rent-out-property-without-energy-efficiency-ratings>).

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**