



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

### Offers in the Region Of £340,000

A really well maintained 3 bedroom detached house in this popular village on the outskirts of Shrewsbury. The accommodation includes Entrance Hall, Cloakroom/WC, Living Room, Kitchen/Dining Room, Utility Room, 3 Bedrooms, En Suite Shower Room and Family Bathroom, Garage, Driveway, Attractive Garden. GCH, DG. Viewing Highly Recommended.



## 6 The Wickets, Bomere Heath, Shrewsbury, Shropshire, SY4 3PB Ref: 4793

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

Double glazed composite entrance door.

**Entrance Hall** 6' 1" x 6' 6" (1.85m x 1.98m)  
Attractive white ceramic tile flooring, radiator, staircase leads to First Floor Landing.

**Cloakroom/WC** 5' 2" x 3' 3" (1.57m x 0.99m)  
White ceramic tile flooring, fitted with wash basin and WC, extractor fan.

**Living Room** 16' 9" x 10' 7" (5.10m x 3.22m)  
White ceramic tile flooring, 2 double glazed windows to the side, 1 double glazed window to the front, radiator.

**Kitchen/Dining Room** 16' 9" x 9' 3" (5.10m x 2.82m)  
Beautifully fitted with grey gloss fronted units with quartz work top, 1 1/2 bowl sink unit, integrated 4 ring gas hob with filter hood over, electric oven, dishwasher and fridge/freezer, double glazed window to the rear, double glazed French doors lead to well maintained rear garden.

**Utility Room** 6' 5" x 5' 9" (1.95m x 1.75m)  
White ceramic tile flooring, fitted with units to match the Kitchen, laminate work tops, sink unit, space and plumbing for washing machine, gas central heating boiler, composite double glazed door to the rear, under stairs storage cupboard.

**First Floor Landing** 10' 11" x 6' 8" (3.32m x 2.03m)  
Carpet, access to loft space, useful built in storage cupboard.

**Bedroom 1** 16' 10" x 9' 6" (5.13m x 2.89m)  
Carpet, 2 radiators, dual aspect double glazed windows to the front and side, built in double wardrobe with sliding doors.

**En-suite Shower Room** 6' 1" x 4' 10" (1.85m x 1.47m)  
Grey tile flooring, wash basin, WC, fully tiled shower cubicle with mixer shower, part tiled

walls, double glazed window to the side, shaver socket, extractor fan.

**Bedroom 2** 9' 7" x 10' 8" (2.92m x 3.25m)  
Carpet, radiator, dual aspect double glazed windows to front and side.

**Bedroom 3** 8' 6" x 6' 11" (2.59m x 2.11m)  
Dual aspect double glazed windows to rear and side, radiator, carpet.

**Bathroom** 5' 6" x 6' 8" (1.68m x 2.03m)  
Attractively fitted with wash basin, WC, bath with fully tiled walls around and electric shower above, double glazed window to the front, extractor fan, radiator.

**Garage** 16' 8" x 8' 2" (5.08m x 2.49m)

### Rear Garden

A lovely, well maintained rear garden approached onto a paved patio with gravel edging, extending to gated access to the side leading to the drive and Garage. Lawn with circular paved feature leading to further patio with summer house, shrub beds, sleepers retain raised beds, paved patio area to the corner.

### External - Front

Approached from The Wickets onto a shared driveway with tandem parking and access to Garage. The front of the property has a paved pathway to the entrance door with shrub borders to either side with a further area of lawn to the side of the property.

### Site Maintenance Charge

£248.74 per annum.

### Council Tax Band D

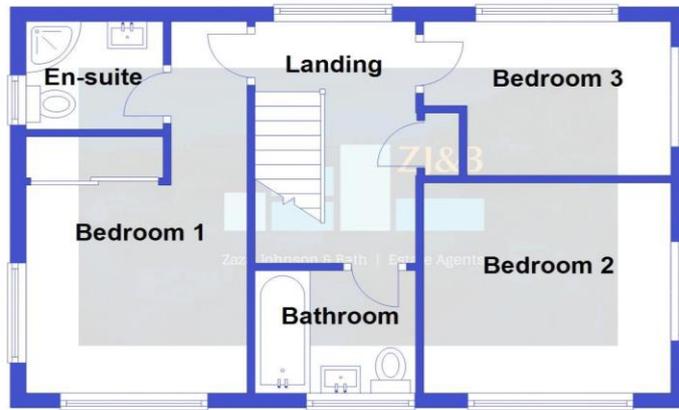
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



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

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### Energy performance certificate (EPC)

A. The Valuers: Simon Lewis 01493 824191	Energy rating <b>B</b>	Valid until 30 October 2028 Certificate number 8899-4466-8730-3777-8013
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Property type: Detached house  
 Total floor area: 88 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can need guidance for landlords on the regulations and exemptions. Visit: https://www.gov.uk/government/topics/energy-efficiency/energy-efficiency-landlords-exemptions](#)

#### 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](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst). 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 50

<https://find-energy-certificate.service.gov.uk/energy-certificate/8899-4466-8730-3777-8013>



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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**