



## **Oak Ridge, Windsor Lane, Bomere Heath, Shrewsbury, Shropshire, SY4 3LR**

### **Offers in the Region Of £400,000**

A beautifully presented, spacious 3 bedroom detached family home located in the popular village of Bomere Heath and offers generous living accommodation with modern touches throughout. It features a well-maintained garden, ample parking, and a large garage. An excellent opportunity to acquire a stylish and comfortable home in a sought-after area. Accommodation comprises: Entrance Hall, WC, Living Room, Open Plan Kitchen/Dining Room with extended Sitting Area, Utility Room, Boot Room, 3 Bedrooms, Modern Shower Room, Private well maintained Garden, Good size driveway with Garage.



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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**

Wooden entrance door.

#### **Entrance Hall** 14' 5" x 7' 5" (4.39m x 2.26m)

Parquet flooring, radiator, double glazed window to the front, carpeted staircase leads to First Floor Landing, under stairs WC.

#### **Cloakroom/WC**

Fitted WC, corner wash basin, radiator, tiled flooring, double glazed window to the side.

#### **Living Room** 12' 3" x 12' 3" (3.73m x 3.73m)

Parquet flooring, double glazed bay window to the front, radiator, exposed brick fireplace with slate hear and log burner inset.

#### **Kitchen/Dining Room** 12' 10" x 20' 2" (3.91m x 6.14m)

The Dining and Sitting Areas have concrete and tile flooring, 2 radiators, 2 double glazed windows to the front and further double glazed window to the side, the Dining Area extends into the Sitting Room. The Kitchen has a tiled floor and is attractively fitted with base and eye level units, laminate worktop, inset 1 1/2 bowl sink unit, integrated 4 ring gas hob with double electric oven below, dishwasher and fridge, double glazed window to the side, extractor fan.

#### **Sitting Room** 7' 3" x 12' 6" (2.21m x 3.81m)

2 double glazed Velux window and double glazed French doors leading to the rear garden.

#### **Utility Room** 8' 0" x 6' 10" (2.44m x 2.08m)

Fitted with units to match the Kitchen, space and plumbing for washing machine and tumble dryer, laminate work tops, wall mounted combination boiler, double glazed window over looking rear garden.

#### **Porch** 4' 6" x 5' 10" (1.37m x 1.78m)

Steps down from Utility Room, tiled flooring, double glazed door to the front, door to Double Garage.

#### **Boot Room** 6' 8" x 5' 10" (2.03m x 1.78m)

Tiled flooring, double glazed window to the side and double glazed window and door to the rear garden.

#### **Garage** 21' 0" x 10' 0" (6.40m x 3.05m)

Double glazed window to the front and side, single up and over door. Potential for additional uses.

**Store** 21' 0" x 10' 0" (6.40m x 3.05m)

#### **First Floor Landing** 7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to the side, access to loft space.

#### **Bedroom 1** 12' 3" x 12' 3" (3.73m x 3.73m)

Carpet, double glazed bay window to the front, radiator, built in single and double wardrobes.

#### **Bedroom 2** 12' 10" x 12' 4" (3.91m x 3.76m)

Carpet, double glazed window to the rear, radiator, built in triple wardrobe with mirror fronted sliding doors.

#### **Bedroom 3** 9' 1" x 7' 5" (2.77m x 2.26m)

Double glazed window to the front, carpet, radiator, built in storage cupboard.

#### **Shower Room** 8' 1" x 7' 5" (2.46m x 2.26m)

A lovely room fitted with contemporary white suite including wash basin set to vanity unit, WC, large shower cubicle with aqua boarding and mixer shower, heated towel rail, fully tiled walls and flooring, double glazed side window, extractor fan.

#### **Rear Garden**

The private south facing garden is mainly laid to lawn with patio to the rear, enclosed by fencing and hedging.

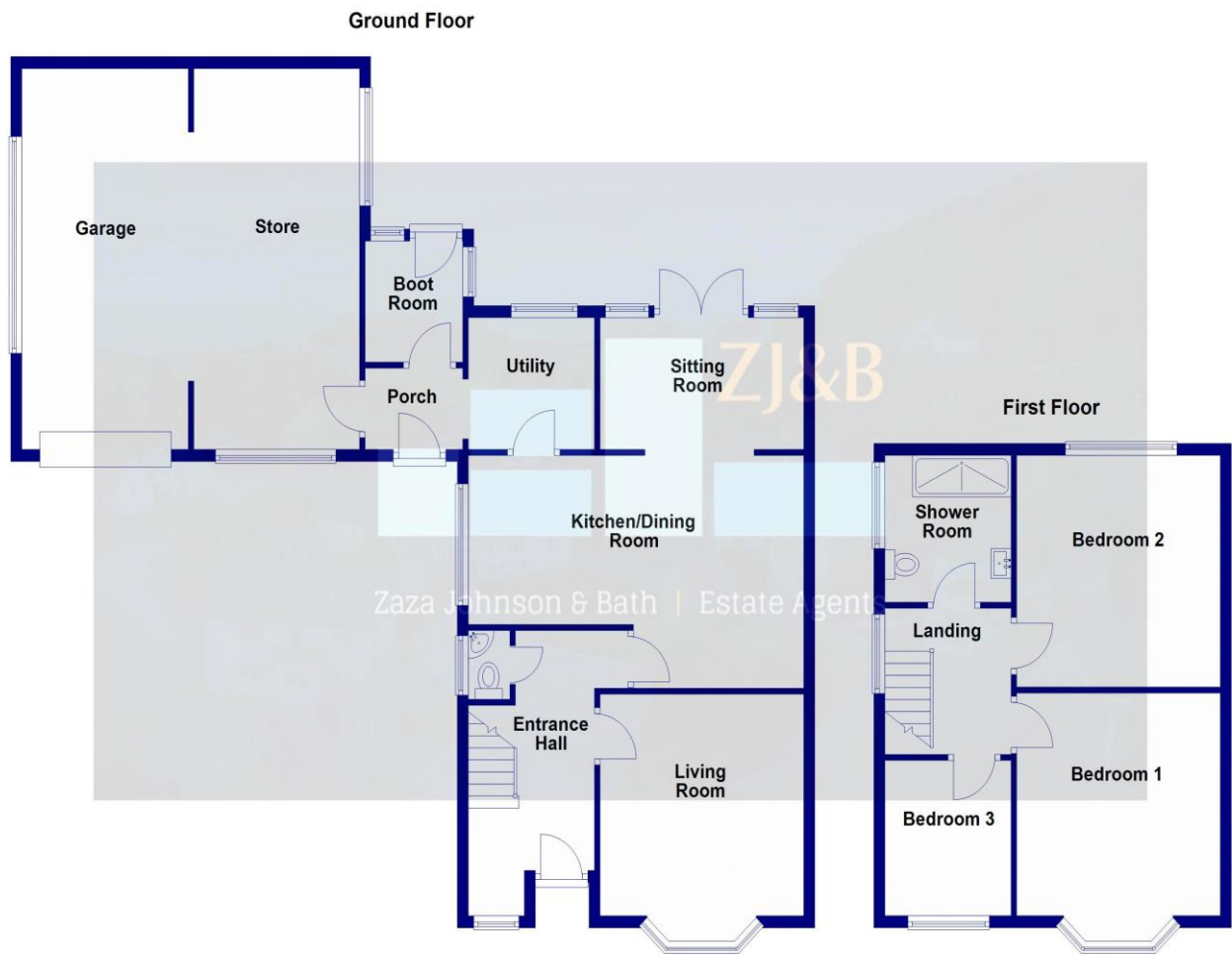
#### **External - Front**

Large area of lawn, enclosed by a brick wall, generous gravel driveway providing ample parking and access to Garage. Enclosed by fencing and hedging.

#### **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**



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## Energy performance certificate (EPC)

OAK RIDGE WINDSOR LANE BOMERE HEATH SHREWSBURY SY4 3LR	Energy rating <b>D</b>	Valid until:	29 November 2030
		Certificate number:	5790-8132-0222-3023-1903

**Property type** Detached house

**Total floor area** 95 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

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





### 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**

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