



Zaza Johnson & Bath
Estate Agents

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3 Meadow Terrace, Bomere Heath, Shrewsbury, Shropshire, SY4 3AY

Offers in the Region Of £200,000

A beautifully presented 2-bedroom cottage set in the charming hamlet of Old Woods. Located near the village of Bomere Heath where there are good local amenities and easy access to Shrewsbury and Oswestry. The property has been updated to a lovely standard by the current owners and the accommodation comprises: Porch, Living Room, Kitchen, Down Stairs Bathroom, 2 Bedrooms, South Facing Rear Garden. DG, GCH.

NO UPWARD CHAIN



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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

Porch 5' 6" x 3' 5" (1.68m x 1.04m)

Windows to the front and a glazed frosted entrance door.

Living Room 11' 11" x 13' 9" (3.63m x 4.19m)

Attractive herringbone wood effect floor, brick fireplace with beam above and wood burning stove inset, ceiling timbers, window to the front.

Kitchen 10' 3" x 9' 11" (3.12m x 3.02m)

Fitted with a good range of contemporary grey gloss units with marble effect work tops, inset 1 1/2 bowl sink unit, integrated electric oven and induction hob, fridge and freezer. Part tiled walls, herringbone wood effect floor, ceiling timbers and breakfast area, window to the rear.

Inner Hall 7' 4" x 2' 3" (2.23m x 0.69m)

Staircase with feature wood panelling leads to First Floor Landing, door to the rear garden.

Bathroom 8' 2" x 4' 5" (2.49m x 1.35m)

Fitted with white contemporary suite including WC, wash basin set to vanity unit with storage beneath, bath with shower above. Fully tiled walls and flooring, heated towel rail, window to the rear.

Bedroom 1 11' 9" x 14' 2" (3.58m x 4.31m)

Window to the front, access to loft space.

Bedroom 2 10' 2" x 7' 0" (3.10m x 2.13m)

Window overlooking rear garden.

Rear Garden

Lovely enclosed rear garden which is mainly laid to lawn, paved patio with covered pergola and decked area to the side, raised beds and enclosed by fencing and hedging.

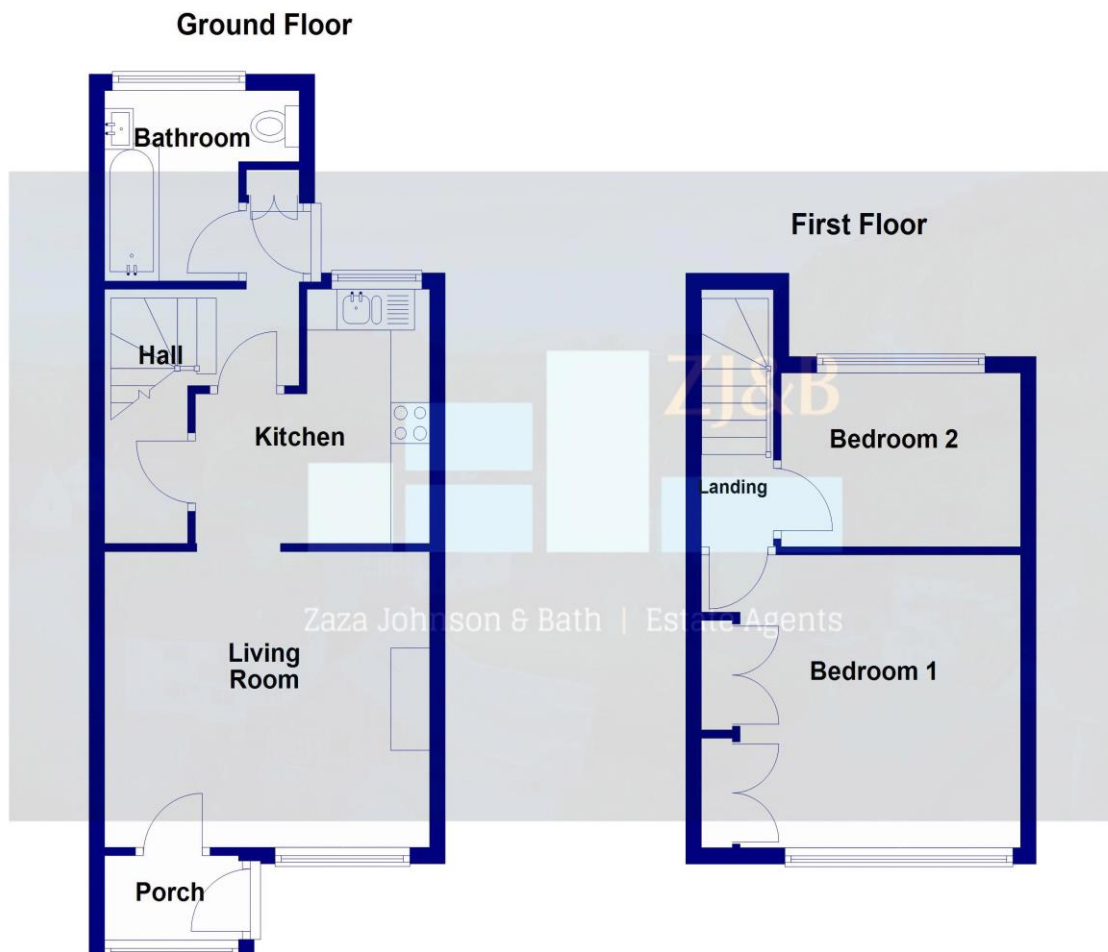
External - Front

Approached over a paved pathway with gravel bed to the side, brick wall with ironwork to the front with gated access.

Council Tax Band B

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**



3 Meadow Terrace, Old Woods, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

09/06/2025, 11:12

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

3, Meadow Terrace Old Woods, Borena Heath SHREWSBURY SY4 3AY	Energy rating D	Valid until:	14 May 2029
		Certificate number:	0564-2825-6653-9691-4561

Property type: Mid-terrace house

Total floor area: 65 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 B.

[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**

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