

BOWEN

PROPERTY SINCE 1862



£335,000

4 Bedrooms 2 Bathrooms

24 Cornfield Close, Bomere Heath,
Shrewsbury, SY4 3PA

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General Remarks

24 Cornfield Close is a well-presented detached house occupying a cul de sac location. The property offers spacious accommodation with an enclosed south-west facing rear garden. The garage has been converted into an extra living space which lends itself to a number of uses. The property benefits from mainly uPVC double glazing and gas heating throughout.

Location: Bomere Heath is a popular village with a good selection of amenities including a host of shops and a local primary school. Within easy reach of the A528 leading to the historical county town of Shrewsbury with links from there to the A5/M54 for access to the larger towns and cities beyond. Rail services are also available at Shrewsbury Train Station providing direct links to Birmingham and Manchester as well as the other commercial centres.



Accommodation

Entrance Porch: Canopied entrance porch with external wall light and partly glazed entrance door leading into:

Entrance Hall: Laminate effect wood flooring, feature recess in wall with spotlight. Radiator.

Cloakroom: Tile floor. Low level flush wc, wash hand basin, radiator.

Reception Room: 15' 8" x 8' 6" (4.78m x 2.60m)
This room lends itself to a number of uses which can be adapted to one's own requirements. Built in storage cupboard also housing 'Ideal Logic Max' wall mounted gas boiler (installed 2020). Laminate wood flooring and radiator.

Kitchen/ Dining Area: 19' 11" x 12' 10" (6.06m x 3.92m) Radiator.

Kitchen: Tile design laminate floor and coving to ceiling. Range of fitted base units with worktop surface above, matching part glass front wall cupboards, 1.5 stainless steel sink unit, integrated dishwasher. Space for cooker with fitted cupboards each side and extractor cooker hood above. Breakfast bar area.

Dining Area: French double doors opening onto patio area and rear garden.

Utility Room: Laminate flooring. Worktop surface area with spaces for washing machine and tumble drier, double door wall cupboard. Space presently accommodating refrigerator/freezer however plumbing is in place to install a sink unit if desired. Radiator, half glazed to outside..

Lounge: 13' 4" x 11' 4" (4.06m x 3.45m)
Laminate flooring, coving to ceiling. TV and telephone points. Radiator.

Stairs from entrance hall to first floor landing area with access to roof space. Radiator.
Airing cupboard housing unvented cylinder and slatted shelving.

Bedroom One: 10' 2" x 12' 10" (3.11m x 3.90m) Built in wardrobe with sliding mirror door, radiator.

En suite Shower Room: 8' 6" x 6' 0" (2.60m x 1.84m) Vinyl flooring. Corner shower cubicle with shower off mains. Vanity sink unit with splash back, low level flush wc, fitted towel holder, radiator. 'Xpelair' extractor fan.

Bedroom Two: 13' 3" x 8' 6" (4.03m x 2.60m) Radiator.

Bedroom Three: 9' 10" x 8' 1" (3.00m x 2.47m) Radiator.

Bedroom Four: 9' 10" x 6' 11" (3.00m x 2.10m) Built-in double sliding mirror door wardrobe, radiator.

Family Bathroom: Vinyl flooring. Panel bath with shower above (off mains), pedestal wash hand basin with tile splash back, Low level flush wc, partly tiled walls, radiator.

Outside: The front of the property is open plan with tarmac drive providing parking and a gravel/stone area to the side for ease of maintenance or extra parking.





Small area with shrubs. Access to the rear garden via a side gate.

The rear garden is mainly laid to lawn with raised borders housing a variety of mature shrubs and plants. Timber garden shed with electric laid on. Metal garden store. Patio area.

Directions From Ellesmere proceed out of the town along the A528 sign posted Shrewsbury. Continue through the villages of Cockshutt and Burlton for Harmer Hill. At the junction adjacent to

the Bridgewater Arms turn right and continue for a further 1.5 miles taking the first right sign posted Bomere Heath. On entering the village turn right off Merrington Road into Brook Road continue round to the second right into Wheathill Rise leading onto Cornfield Close. After a short distance no:24 Cornfield Close will be identified on the right handside.

What3Words:

What3Words:///shins.falls.sinkhole

Tenure: We understand the property is freehold with vacant possession on completion.

EPC Rating- 74|C Council Tax Band 'D'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury Shropshire. Tel: 0345 6789000

Viewing and Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.





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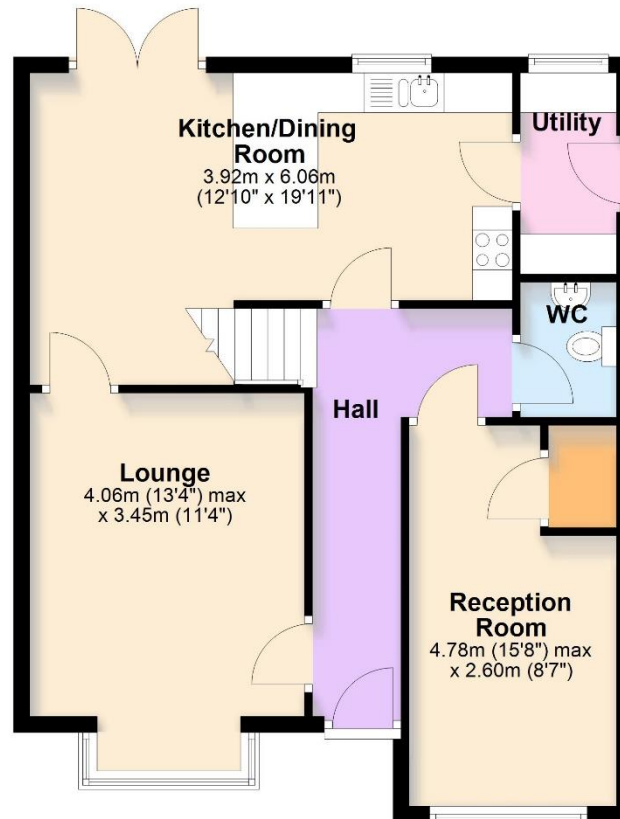
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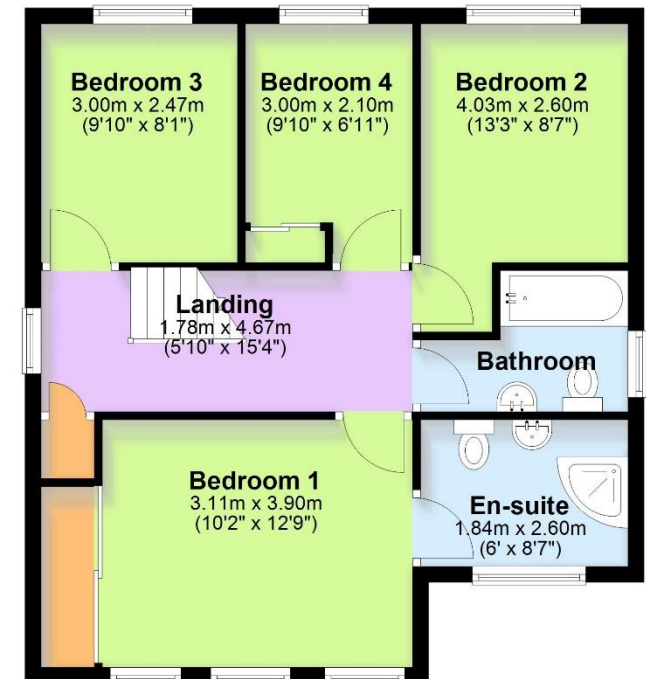
Ground Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 119.8 sq. metres (1289.7 sq. feet)