



**12 The Wickets, Bomere Heath, Shrewsbury, SY4 3PB**

4 bedroom detached house — £350,000 Freehold



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£350,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This attractively designed property provides good accommodation finished to a high standard and is well situated within a quiet and private cul de sac setting on a modern development a short walk from village amenities,

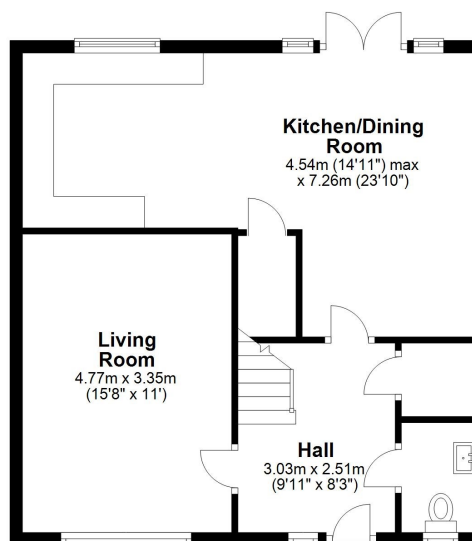
### KEY FEATURES

- Covered entrance area to a spacious hall with tiled flooring, walk in store and a cloakroom.
- Living room with wood effect flooring and window to front.
- Good sized open plan kitchen/family room with dining area. This room also has tiled flooring to match the hall, along with windows and glazed double doors to the rear garden.
- Staircase from hall to landing where there is built in storage, 4 bedrooms (3 doubles) and a family bathroom. Additionally, the main bedroom has an en suite shower room.
- Double glazed windows and gas fired central heating.
- Lawned garden to front with an adjoining block paved driveway which extends to the rear and provides parking for about 3 cars, as well as access to a detached single garage.
- The rear garden has been mainly paved for easy maintenance.
- Located within a lovely modern development, recently built by Galliers Homes.
- Whilst Shrewsbury town centre is only a 10-minute drive away, the property is also just short walk from the village store and pub and also the local primary school, tennis and cricket clubs.

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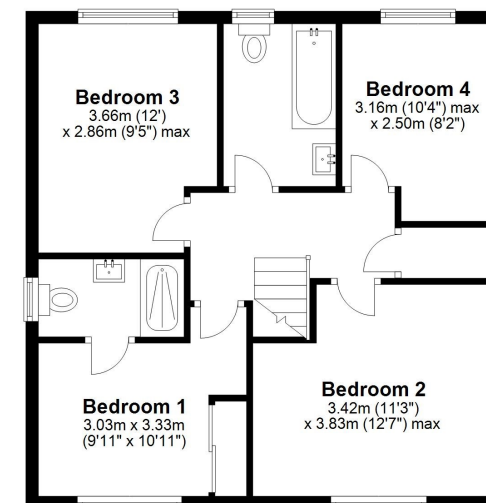
### Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



Total area: approx. 112.7 sq. metres (1212.8 sq. feet)

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.









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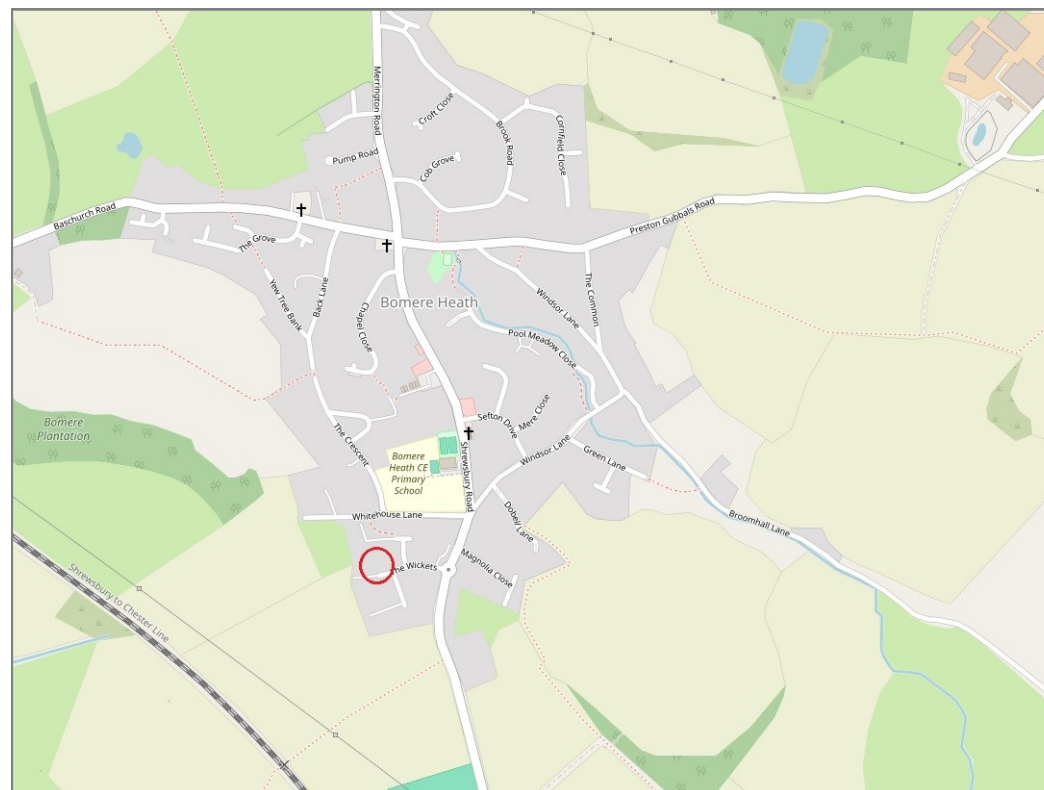
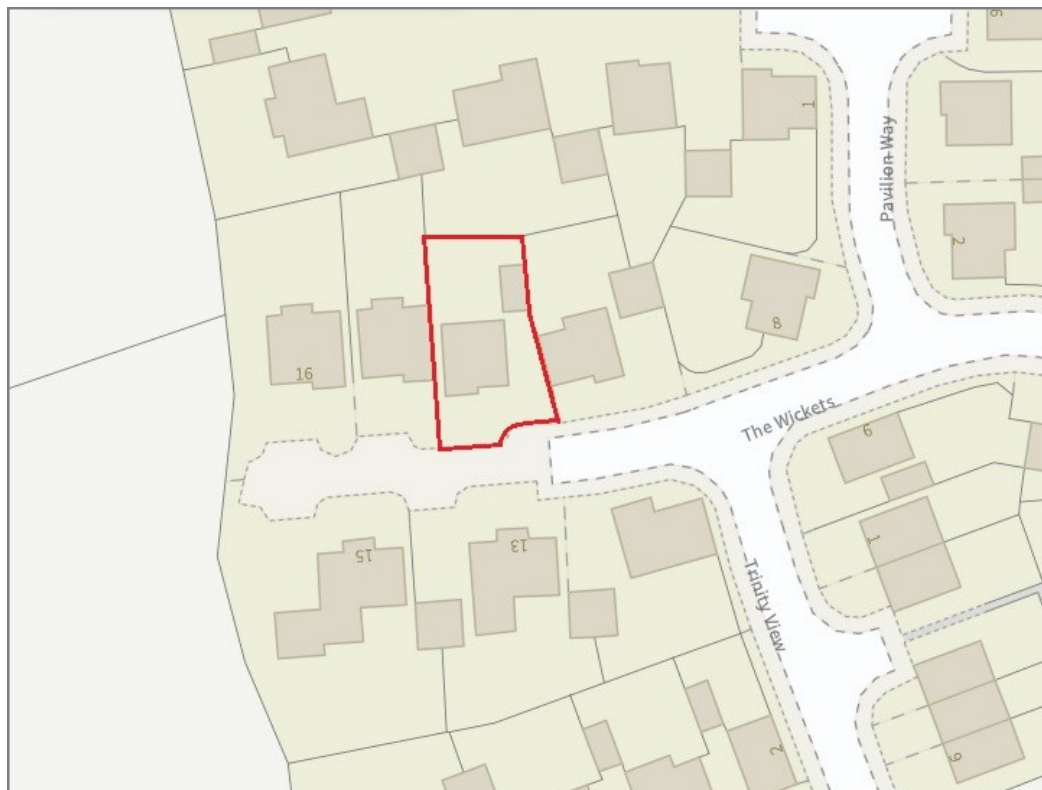
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

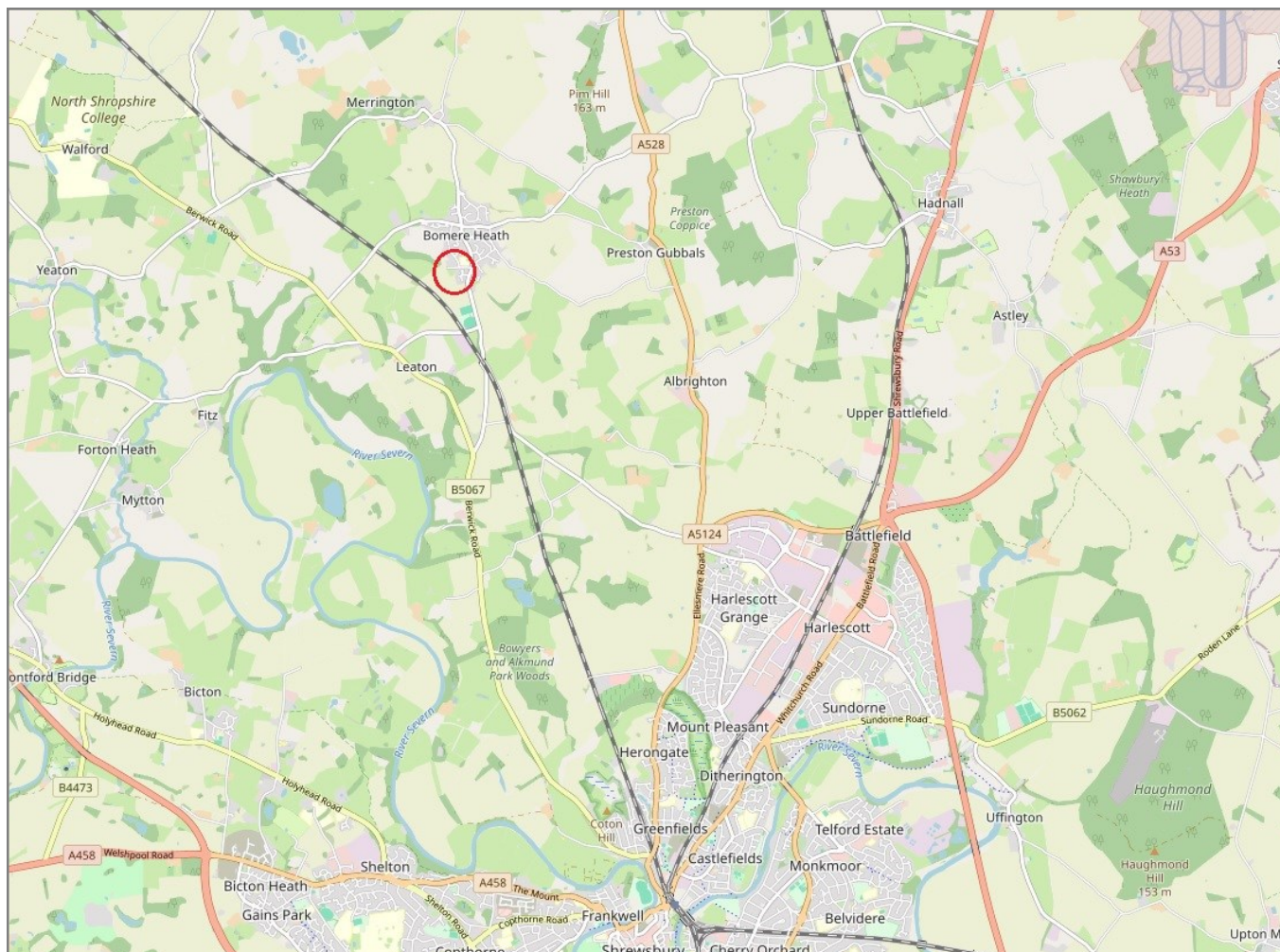


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