



**The Romping Cat, Bomere Heath, Shrewsbury, SY4 3AX**

5 bedroom semi-detached house—£525,000 Freehold

# The Romping Cat, Bomere Heath, Shrewsbury, SY4 3AX

Coopergreenpooks.co.uk

£525,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk

**This individually designed and significantly improved family house of character offers substantial and versatile accommodation, finished to a high standard throughout. The property occupies a fantastic plot with lovely views to both the front and rear, while benefitting from an extensive gated driveway and multiple outbuildings.**

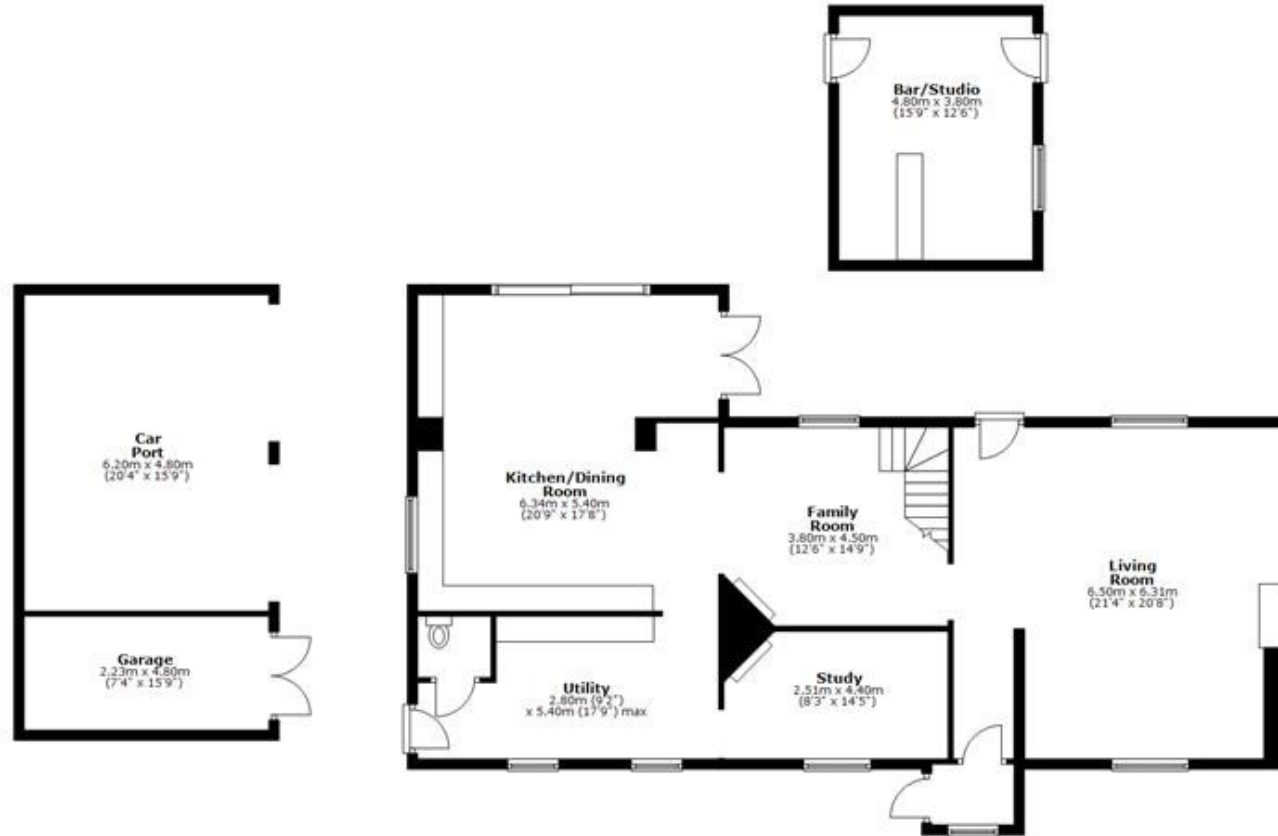
## KEY FEATURES

- Impressive hallway opening into a spacious living room, which has a feature fireplace and windows to two elevations
- Family room connecting to a stunning open plan kitchen/dining room with a range of well-fitted units, integrated appliances and glazed doors onto the rear garden
- Separate study/playroom, utility and cloakroom with space and plumbing connections for a shower
- Master bedroom with built in storage and thoughtfully designed dressing room
- A further four double bedrooms, large family bathroom and additional shower room
- Double glazed windows and gas fired central heating
- Private gardens comprising areas of lawn, paved terraces, planted borders and mature trees. There is also a timber store which has been converted into a bar and would also make a great garden office or studio
- To the side of the property is a gated driveway providing plenty of parking, as well as access to the single garage and car port
- This former pub was refurbished in 2016 and has undergone more recent improvements which showcase many original features such as ornate fireplaces, exposed beams and sandstone walling, while also creating a modern and contemporary layout and finish throughout
- The property is located in a very peaceful setting, just a 5-minute drive from the villages of both Baschurch and Bomere Heath. Shrewsbury town is also just a 10 minute drive away



**Ground Floor**

Approx. 187.9 sq. metres (2022.7 sq. feet)



**First Floor**

Approx. 106.4 sq. metres (1144.9 sq. feet)



Total area: approx. 294.3 sq. metres (3167.6 sq. feet)















# The Rumping Cat, Bomere Heath, Shrewsbury, SY4 3AX

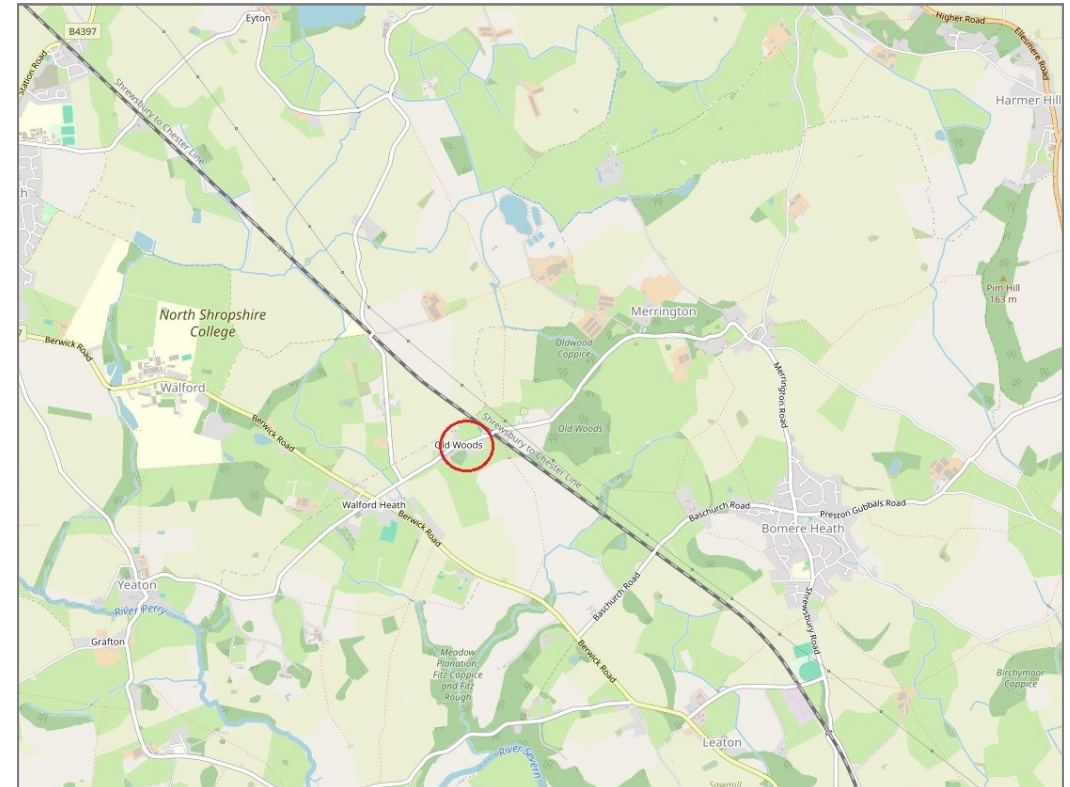
£525,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band D</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.

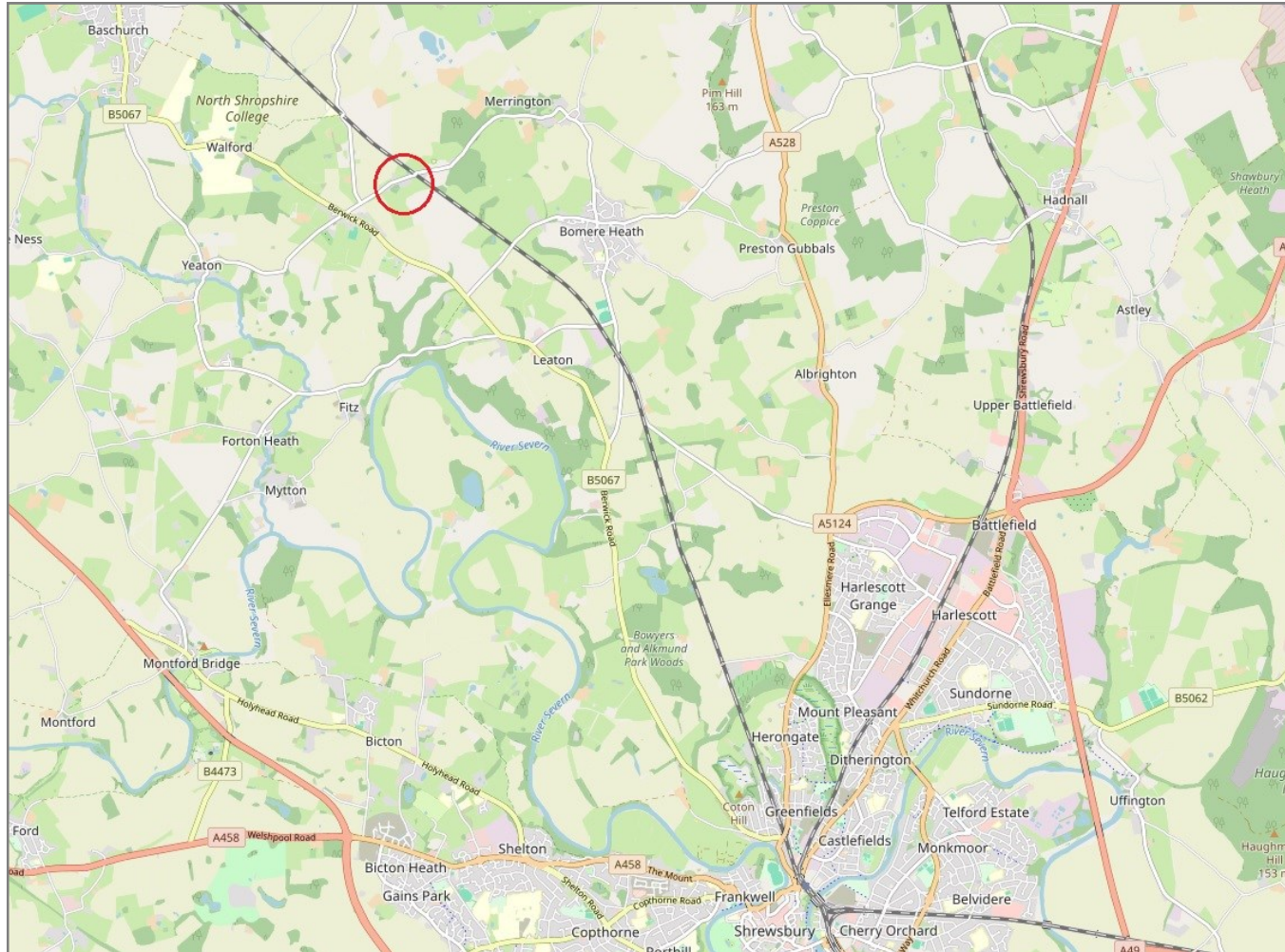
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# The Romping Cat, Bomere Heath, Shrewsbury, SY4 3AX

Coopergreenpooks.co.uk

£525,000 Freehold—5 bedroom semi-detached house

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.