



SAMUEL WOOD

2 Cob Grove, Bomere Heath, Shrewsbury, Shropshire, SY4 3PT

Offers In Excess Of £392,000



## 2 Cob Grove

Bomere Heath, Shrewsbury, Shropshire, SY4 3PT



- Beautifully Presented Family Home
- Spacious Reception Rooms
- Family Bathroom & Two En-Suite
- Garage and Extensive Driveways
- Fully Double Glazed
- Sought After Village Location
- Five Bedrooms (one ground floor)
- Good Sized Enclosed Garden
- Gas Central Heating
- EPC Rating E

Samuel Wood is delighted to offer for sale this link-detached (by garage) immaculately presented family home situated in the popular village of Bomere Heath on Cob Grove. Boasting contemporary living spaces, a large plot including extensive driveway and garden the property is ideal for families who want a rural way of life. Close to local amenities, beautiful countryside walks and good road links viewing is highly recommended by the selling agent.



**Double Glazed Entrance Door to:**

### Reception Hall

The hall has carpet flooring, two radiators, window to the rear, access to living room, kitchen, bathroom, bedroom and family room, the staircase ascends to the first floor.

### Living Room 10'4" x 14'7" (3.15m x 4.45m)

An L shaped room with carpet flooring, radiator, dual aspect windows to front and side, a Henley log burner is positioned to the corner of the room and there is also a fireplace with electric fire.

### Dining Area 4'9" x 8'7" (1.46m x 2.62m)

With radiator, window to the utility and access to the kitchen.

### Kitchen 18'5" x 8'1" (5.61m x 2.46m)

Fitted with a range of cupboards and drawers to work surface areas, gas hob with cooker hood, built-in electric double oven, 1.5 bowl sink with extendable tap, windows to the conservatory and rear garden, provision for white goods, tiled effect flooring.

### Utility 5'5" x 17'11" (1.65m x 5.46m)

With tiled floor, radiator, boiler, stainless steel sink with cupboards below, double glazed door to the rear and also to the front, door to the garage, two velux windows.



#### **Ground Floor Bathroom 9'3" x 6'2" (2.84m x 1.88m)**

Comprising: bath, corner shower, WC, wash hand basin, radiator, vinyl flooring, opaque window to the side.

#### **Ground Floor Bedroom / Dining Room 9'10" x 12'0" (3m x 3.66m)**

With carpet flooring, radiator, window to the side.

#### **Family Room 14'8 x 16'8 (4.47m x 5.08m)**

With carpet flooring, radiator, window and French doors to the rear patio.

From the reception hall, the carpeted stairs lead to:

#### **Landing**

The landing has carpet flooring, airing cupboard, access to four bedrooms, two velux roof windows.

#### **Bedroom 1 17' x 14'9 (5.18m x 4.50m)**

With double glazed window to the rear, carpet flooring and radiator.

#### **En-Suite Shower Room 4'2 x 4'11 (1.27m x 1.50m)**

Comprising: WC, wash hand basin, corner shower cubicle with plumbed in shower, radiator, ceiling spot lights.

#### **Bedroom 2 12'7 x 9'4 (3.84m x 2.84m)**

Dual aspect windows to side, velux roof window, radiator, into eaves storage.

#### **En-Suite**

Comprising: shower, WC, wash hand basin, ceiling spot lights, towel radiator.

#### **Bedroom 3 3m x 2.62m (0.91m x 0.61m.18.90mm)**

With carpet flooring, radiator, opaque window to the side.

#### **Bedroom 4 9'2 x 6'10 (2.79m x 2.08m)**

With carpet flooring, radiator, velux roof window.

#### **Outside**

The property has two driveways providing parking for multiple cars, the gravel driveways continues to the side of the house and the concrete driveway gives access to the garage. The front garden has a small lawn area with a feature circular gravelled area with spot lights. There is gated side access to the rear.

#### **Garage 8'11 x 17'4 (2.72m x 5.28m)**

Attached to the neighbouring property.

#### **Rear Garden**

The garden is of good size and is enclosed by garden fencing with a patio being adjacent to the house, edged by a small brick wall with steps to the the lawn having flower and shrub beds and garden storage shed.





### Services at the property

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 250 Mbps & Ultrafast 330 Mbps

Flood Risk: Very low.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

### Tenure

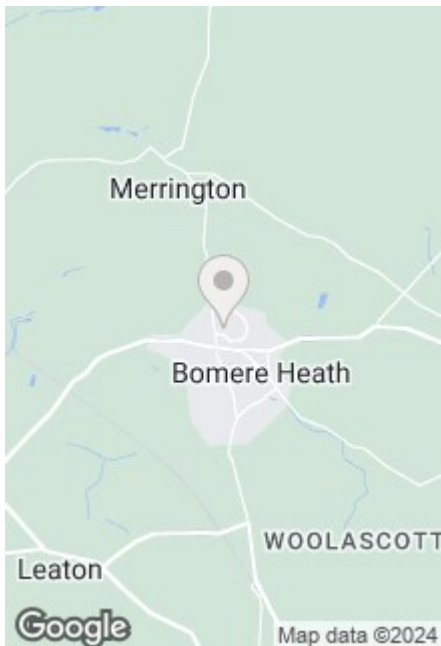
We understand the tenure is Freehold.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From Shrewsbury, take the B5067 Berwick Road for approx 3.8 miles, turning right sign posted Bomere Heath and Merrington. After approx 1.5 miles, continue onto Merrington Road, turn right into Brook Road and the right into Cob Grove where our property can be found on the left hand side.







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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