



SAMUEL WOOD

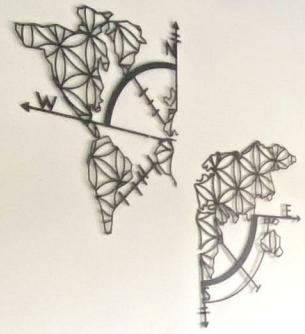
3 The Wickets, Bomere Heath, Shrewsbury, Shropshire, SY4 3PB

Offers In The Region Of £240,000



HAPPY

smile



3 The Wickets

Bomere Heath, Shrewsbury, Shropshire, SY4 3PB



- Beautifully Presented Family Home
- Sought After Location
- Permitted Planning For A Garage
- High Specification Kitchen
- Gas Central Heating
- Spacious Reception Room
- Three Generous Sized Bedrooms
- Landscaped Gardens
- Modern Family Bathroom
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented three bedroom family home on The Wickets in Bomere Heath. Providing a well designed layout with contemporary living spaces, the modern property is complemented by pleasant gardens and multiple car driveway. Situated in the popular north Shropshire village of Bomere Heath close to excellent amenities including shop, pubs, schools and within good school catchment. Viewing is highly recommended by the selling agent.

3 The Wickets in Bomere Heath presents a charming ground floor layout, highlighted by the spacious open plan living/dining room and a separate kitchen. The ground floor also features a convenient downstairs WC, adding practicality to the living space. The open plan design creates a welcoming atmosphere, ideal for both relaxation and entertaining guests. With permitted planning permission for a garage, this property offers the potential for further enhancement to accommodate additional storage or parking needs.

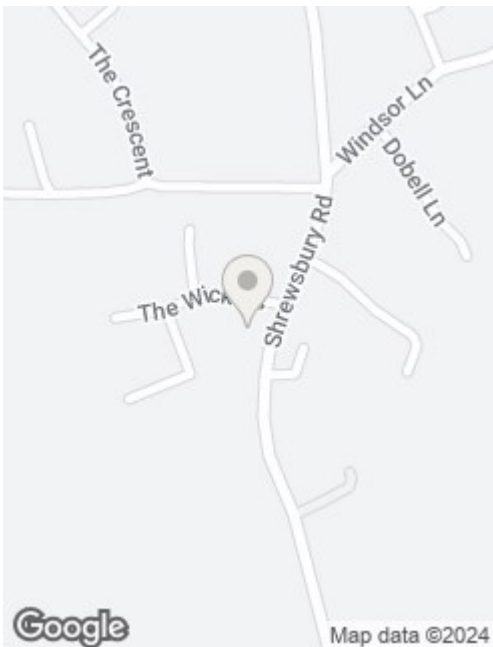
On the first floor, this property boasts three well-appointed bedrooms, providing comfortable accommodation for residents or guests. Each bedroom offers ample space and natural light, contributing to a comfortable living environment. Whether utilised as sleeping quarters or versatile home offices, these rooms cater to various lifestyle preferences. The first floor layout ensures privacy and tranquility, creating a retreat-like ambiance for occupants.

Outside, the property features a driveway with parking for three vehicles, offering convenience for homeowners and visitors alike. The pleasant gardens surrounding the house provide an inviting outdoor space, perfect for enjoying leisurely moments or alfresco dining. The outdoor area presents opportunities for gardening enthusiasts to cultivate their green thumb or for families to create cherished memories in the open air.

With its combination of practical amenities and inviting outdoor spaces, 3 The Wickets offers a desirable living experience in the popular village of Bomere Heath.







Directions

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

Broadband Speed: Basic 18 Mbps, Superfast 92 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

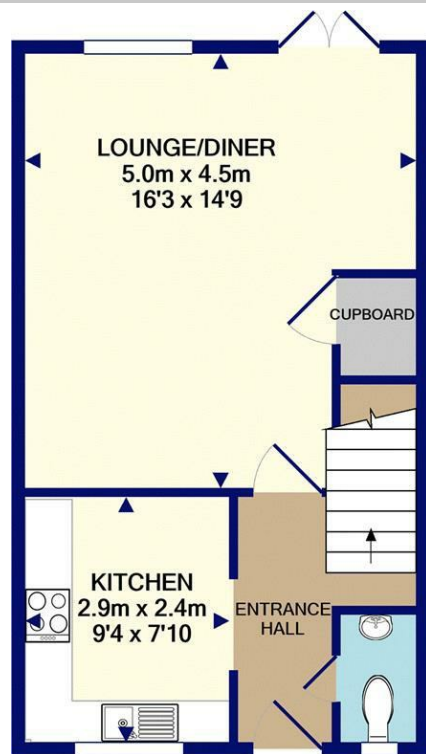
Council Tax Band: C

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

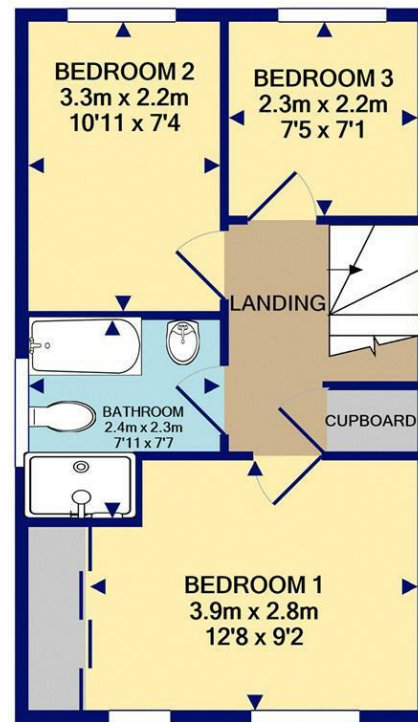
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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