

2 Grinshill View Windsor Lane Bomere Heath Shrewsbury SY4 3LR



3 Bedroom House - Semi-Detached
Offers In The Region Of £299,995

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- AMPLE PARKING AND GARAGING
- UTILITY/BOOT ROOM, GARDEN ROOM AND CLOAKROOM
- EXCELLENT SCOPE FOR EXTENSION, SUBJECT TO CONSENT
- MUCH SOUGHT AFTER VILLAGE LOCATION
- SET IN FABULOUS SIZED REAR GARDEN
- LOUNGE, DINING/SITTING ROOM, KITCHEN/BREAKFAST ROOM
- 3 GOOD SIZED BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED



***** FABULOUS REAR GARDEN *****

An excellent opportunity to purchase this mature 3 bedroom semi detached house which offers deceptively spacious accommodation, perfect for those looking for village living.

Set in the heart of Bomere Heath which has excellent local facilities including supermarket, primary school, public house and church there is ease of access for commuters to the A5/M54 motorway network.

The accommodation which offers scope for extension, subject to the necessary consents, without detracting from the size of the plot briefly comprises Reception Hall, Cloakroom, Lounge, Dining / Family Room, Kitchen / Breakfast Room, Garden Room, Utility / Boot Room, 3 good sized Bedrooms and Bathroom.

Set in a truly fabulous sized rear garden and having parking for numerous vehicles along with Garage and Workshop.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location in this popular self sufficient North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bomere Heath has excellent local facilities including primary school, church, active village hall, supermarket and public house.

RECEPTION HALL

Sealed unit double glazed entrance door with side screen opens to Reception Hall, radiator, wooden effect floor covering.

LOUNGE

A spacious through room with large window to the front, media point, wooden effect floor covering, radiators. Useful under stairs storage cupboard and sliding patio doors to

GARDEN ROOM

with two sets of sliding patio doors leading onto the gardens, tiled flooring, radiator. Patio doors to

DINING/FAMILY ROOM

with radiator.

KITCHEN/BREAKFAST ROOM

Breakfast Room with window to the front, wall mounted gas central heating boiler, wooden effect flooring and radiator. Opening to Kitchen fitted with wooden fronted units incorporating one and half bowl sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for cooker with extractor hood over and recess for fridge/freezer. Tiled surrounds and range of eye level wall units, window to the side and door and window to

UTILITY/BOOT ROOM

with space for appliances, single drainer sink, quarry tiled floor and door to the garden.

REAR ENTRANCE

with door to the side and door to

CLOAKROOM

with WC and wash hand basin, window to the side, wooden effect flooring heated towel rail/radiator.

GROUND FLOOR BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC set into concealed vanity with storage, radiator, window to the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the rear.

BEDROOM 1

An excellent through room, naturally well lit with windows to the front and rear with aspects over the gardens, radiator.

BEDROOM 2

Another good sized double room with window to the front, range of fitted wardrobes and storage cupboards, radiator.

BEDROOM 3

with window to the rear with aspect over the garden, radiator.

OUTSIDE

The property is set back from the road and provides excellent parking and hardstanding for numerous cars and leads to the Garage. The front is enclosed with hedging and specimen trees. Side pedestrian access leads around to the FABULOUS SIZED REAR GARDEN which is a particular feature of the property, being laid to extensive lawn and large paved sun terrace, matured with an abundance of shrub and specimen trees which provide a great deal of privacy. There is ample scope to extend the property (subject to the necessary consents) without compromising the size of the plot.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please

contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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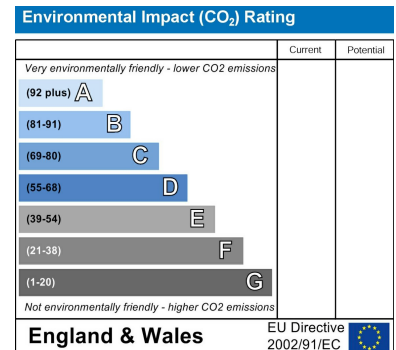
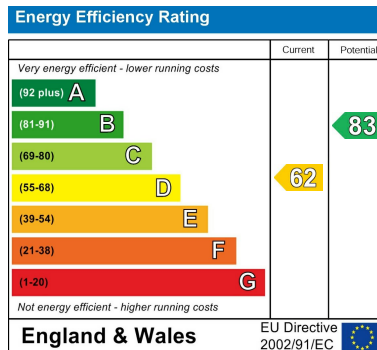
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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