

# 2 Percy Thrower Avenue Bomere Heath SY4 3QP



**3 Bedroom House - End Terrace**  
**Offers In The Region Of £285,000**

## The features

- DECEPTIVELY SPACIOUS THREE BEDROOM HOME
- IMPRESSIVE OPEN PLAN KITCHEN/ DINING ROOM & LOUNGE
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY AND FURTHER ENCLOSED OFF ROAD PARKING
- ENERGY PERFORMANCE CERTIFICATE
- ENVIABLE CUL DE SAC LOCATION
- UTILITY ROOM, BOOT ROOM AND CLOAKROOM
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH POND
- VIEWINGS ESSENTIAL



### \*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM HOME \*\*\*

**An opportunity to purchase this well presented three bedroom family home, perfect for today's modern living.**

**Occupying a desirable position in the sought-after and self-sufficient village of Bomere Heath in North Shropshire.**

**The accommodation briefly comprises Reception Hallway, Lounge, Open Plan Kitchen/ Dining Room, Utility Room, Boot Room, Cloakroom, Principal Bedroom with En-Suite and Family Bathroom.**

**The property has the benefit of gas central heating, solar panels, double glazing, off road parking and enclosed rear garden.**

**Viewing essential.**

#### Property details

##### LOCATION

The property enjoys a desirable position in the sought-after and self-sufficient village of Bomere Heath in North Shropshire. It is ideally situated for commuters, offering convenient access to the A5 and M54 motorway network. The village boasts excellent local amenities, including a primary school, church, active village hall, supermarket, and public house.

##### RECEPTION HALLWAY

Covered entrance leads into the Reception Hallway with storage cupboard with sliding doors, staircase leading to the First Floor Landing. Solid wood flooring, radiator and doors leading off,

##### LOUNGE

A well lit space with two windows to the front aspect, media wall with electric fireplace, space for television and alcove shelving. Solid wood flooring. Radiator. Additional space for home office/ study.

##### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of high gloss base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink with mixer tap set into base level unit. Space for freestanding double width cooker with mirrored splashback over. Further range of matching wall mounted units, integrated dishwasher with matching fascia panel, space for American style fridge/ freezer. Window to the rear aspect and solid wood flooring.

DINING AREA- With space for family dining table, French doors leading out to the Rear Garden, solid wood flooring, Radiator.

##### UTILITY ROOM

Range of base level units comprising of cupboards and drawers with work surface over. Stainless steel sink set into base level unit with window above overlooking the side aspect. Partially tiled walls, laminate flooring and fitted shelves. Wall mounted boiler, access to loft space and door leading into,

##### BOOT ROOM

With window to the side aspect and door leading out to the Rear Garden. Access to loft space, laminate flooring. Radiator.

##### CLOAKROOM

With window to the side aspect. Comprising of WC and wash hand basin with complimentary tiled splashback. Radiator, and solid wood flooring.

##### FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing with door opening to airing cupboard housing hot water tank and storage shelving. Access to loft space which has been boarded to provide further storage space. Doors leading off,

##### PRINCIPAL BEDROOM

Double bedrooms with window to the rear aspect, LVT flooring. Radiator, door leading into,

##### EN SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Partially aqua boarded walls and heated towel rail.

##### BEDROOM 2

Double bedrooms with window to the front aspect, Door opening to storage cupboard. Radiator.

##### BEDROOM 3

With window to the front aspect. Radiator.

##### FAMILY BATHROOM

With suite comprising of panelled bath with shower screen and shower head over, WC and wash hand basin. Fully tiled walls, window to the rear aspect and heated towel rails.

##### OUTSIDE STORAGE ROOM

Good sized brick built storage cupboard with window to the side aspect.



## OUTSIDE

To the front of the property there is a driveway providing off road parking, area laid with lawn, with specimen tree, and established shrubs. Side access leads to the Rear Garden which has a large paved area perfect for entertaining with family and friends. Further seating area covered with pergola, area laid with lawn, feature pond and pet enclosure and enclosed with fencing. Further off road parking under carport providing parking for two vehicles and enclosed with secure rolling door.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold..

### 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](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

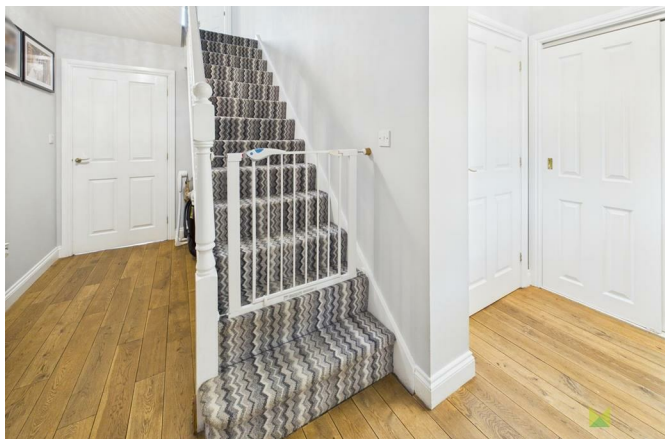
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

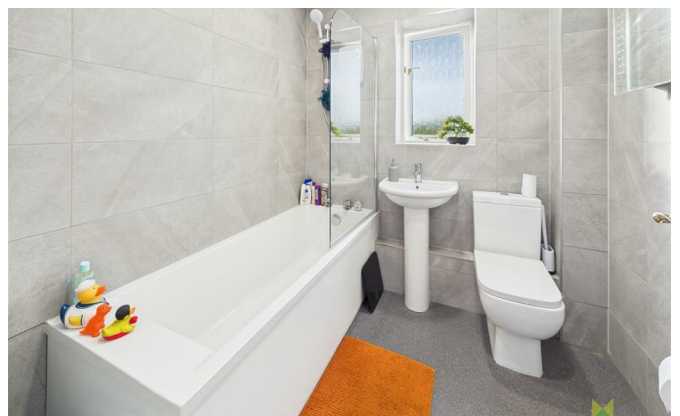
### REMOVALS

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.

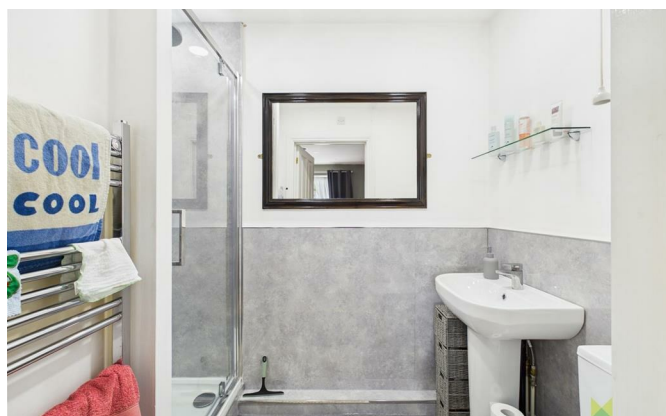


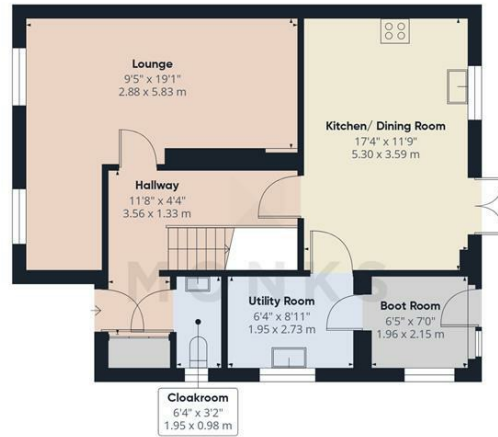




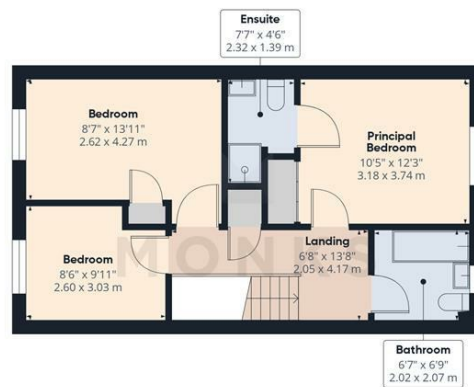
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Floor 0 Building 1



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**Approximate total area<sup>m</sup>**  
 1170 ft<sup>2</sup>  
 108.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Shrewsbury office


10a-11 Shoplatch,  
 Shrewsbury, Shropshire, SY1

## We're available 7 days a week


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

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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