



1 Bow Way, Bomere Heath, Shrewsbury, Shropshire, SY4 3NW

www.hbshrop.co.uk



Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offered for sale with NO UPWARD CHAIN and occupying a pleasing position, this is a particularly spacious, well maintained and improved three bedroom detached bungalow offering well presented living accommodation throughout. The bungalow is situated within this sought after village location having good local amenities and being well placed for access to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: L shaped reception hallway, lounge/diner, re-fitted kitchen/breakfast room with a range of built-in appliances, three bedrooms, re-fitted shower room, attractive well established front and rear enclosed gardens, driveway, good size garage, UPVC double glazing, gas fired central heating, sought after village location, NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

L shaped reception hallway

Having wall mounted digital heating control panel, cupboard housing gas fired central heating boiler, radiator.

Wooden framed glazed door from reception hallway gives access to:

Lounge/diner

22'7 x 11'11 max

And comprises: UPVC double glazed window to front, UPVC double glazed sliding patio door giving access to rear gardens, two radiators, attractive coal effect living flame gas fire set to a marble style hearth with matching fire surround.

Sliding door from lounge/diner and wooden framed glazed door from reception hallway gives access to:

Re-fitted kitchen/breakfast room

10'4 x 8'4

Having a range of eye level and base units with built-in cupboards and drawers, integrated fridge, freezer, double oven, four ring electric hob with concealed cooker canopy over, integrated washer dryer, fitted wooden style worktops with tiled splash surrounds, spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, vinyl tiled effect floor covering.

From reception hallway doors then give access to: Three bedrooms and re-fitted shower room.

Bedroom one

11'1 x 10'8

Having UPVC double glazed window to front, radiator.

Bedroom two

11'1 x 10'0 max into wardrobe recess

Having fitted part mirror fronted large double wardrobes, UPVC double glazed window to rear, radiator.

Bedroom three

8'10 x 7'4

Having loft access, UPVC double glazed window to front, radiator.

Re-fitted shower room

Having large walk-in shower cubicle with wall mounted mixer shower wash hand basin set to vanity unit with mixer tap over, WC with hidden cistern, UPVC double glazed window to rear, vinyl tiled effect floor covering, radiator.

Outside

To the front of the property there is a neatly kept lawn garden with mature shrubs, plants and bushes. Paved pathway gives access to front door and to the side of the bungalow. There is then a brick edge tarmac driveway which gives access to:

Garage

18'9 x 8'2

Having electrically operated up and over door, power points, UPVC double glazed window to rear.

Rear gardens

The rear gardens are an attractive feature of the bungalow having paved patio area with outside cold tap, lawn garden, wooden shed, raised beds, inset mature plants, shrubs and bushes, low maintenance stone section. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

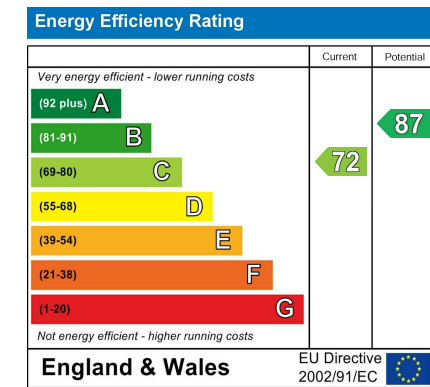
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor

