

Priorfield Dobell Lane, Bomere Heath, Shrewsbury,  
Shropshire, SY4 3NP

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**Offers In The Region Of £430,000**

Viewing: strictly by appointment through the agent

Occupying a substantial and private plot, this is a well presented, spacious and versatile four double bedroom detached house. The property occupies a lovely position within this sought after village location. Bomere Heath has good local amenities some which include: Junior school, Co-op supermarket, public house and takeaway outlet. Access to the Shrewsbury town centre is readily accessible as is the local bypass linking up to the motorway network. This property is being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, re-fitted kitchen/diner, utility room, two ground floor double bedrooms, ground floor shower room, first floor landing having two further double bedrooms, bathroom, good size stoned driveway, carport, tandem garage plus additional 1 1/2 single garage, substantial well maintained private rear enclosed gardens. oil fired central heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Secondary double glazed wooden framed entrance door with matching windows to side gives access to:

**Reception hallway**

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

**Lounge**

18'6 x 7'11

Having UPVC double glazed window to front, coving to ceiling, radiator, open fire set to a stoned style hearth with tiled mantel, wall light points.

Door from lounge gives access to:

**Re-fitted kitchen/diner**

17'10 x 10'5

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktop with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, integrated oven, four ring electric hob, stainless steel cooker canopy over, UPVC double glazed window to rear, radiator.

Wooden framed glazed door from re-fitted kitchen/diner gives access to:

**Utility room**

11'11 x 11'9

Having fitted sink with base units below, space for washing machine and further appliances, eye level store cupboard and part glazed wooden door giving access to rear gardens, service door to garage.

From utility room door gives access to:

**WC**

Having low flush WC, glazed window to rear.

Doors from reception hallway then give access to: Two ground floor bedrooms and shower room.

**Ground floor bedroom**

10'2 x 9'11

Having UPVC double glazed window to front, radiator, built-in shelved storage cupboard.

**Ground floor bedroom**

10'3 x 9'11

Having UPVC double glazed window to rear, radiator, built-in double wardrobe.

**Shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator.

From reception hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to front, loft access, eaves storage.

Doors then give access to: Two first floor bedrooms and bathroom.

**Bedroom**

15'8 x 8'11

Having UPVC double glazed window with pleasing aspect to front, radiator, substantial built-in wardrobe.

**Bedroom**

13'8 x 9'11

Having UPVC double glazed window to front with pleasing aspect, radiator, two large built-in double wardrobes, eaves storage.

**Bathroom**

11'0 x 7'5

Having a three piece coloured suite comprising: Panel bath, pedestal wash hand basin, low flush WC, large airing cupboard with hot water tank cylinder unit, radiator, part tiled to walls, UPVC double glazed window to rear.

**Outside**

To the front of the property there is a lawn garden with mature hedging and a generous stoned driveway providing ample off street parking for a number of vehicles. To the right hand-side of the property there is a carport and to the left hand-side of the property there is a:

**Tandem garage**

29'0 x 8'11

Having up and over, UPVC double glazed window to side and to the side of this there is a:

**1 1/2 garage**

16'7 max x 11'9

Gated pedestrian side access then leads to the property's substantial, well established:

**Rear enclosed gardens**

Predominantly laid to lawn with mature trees, shrubs and bushes, crazy paved patio area, fruit trees, timber garden shed, oil tank, outside lighting points. The rear gardens are enclosed by fencing and mature hedging.

**Services**

Mains water, electricity, drainage 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 E**

**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**

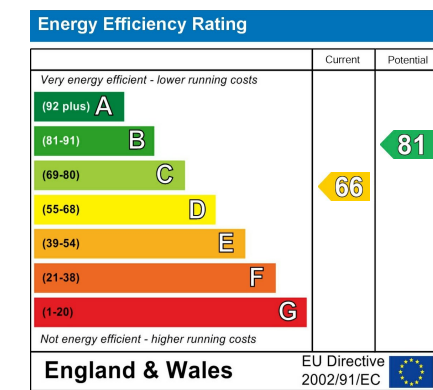
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

