



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Penn Peel, Broomhall Lane, Bomere Heath SY4 3NB

**Offers In Excess
Of £450,000**

To view this property please call us on **01743 236 800** Ref: C7482/WM/MU

An immaculately presented, 3 bedroomed detached family home.

Subject to slight alterations, the study, third bedroom and shower room could provide potential for self contained annex.

This immaculately presented, 3 bedroomed detached family home briefly comprises : utility, wc, garden room, kitchen, inner hallway, living room, inner porch, study, 3 bedrooms, downstairs shower room and a family bathroom. Picturesque gardens and ample parking space. Subject to slight alterations, the study, third bedroom and shower room could provide potential for self contained annex.

The property occupies a superb position on the outskirts of the much sought after village of Bomere Heath which offers ease of access to the A5 and M54 motorway network. Bomere Heath has a variety of amenities, including schools, super market and an active village hall community.



INSIDE THE PROPERTY

Front door allowing access to :

UTILITY ROOM

7'2" x 10'6" (2.18m x 3.20m)

With base units with sink and mixer tap

Access to the downstairs WC.

DOWNSTAIRS WC

Window to the fore

Low flush wc

Wash hand basin.

KITCHEN

13'9" x 11'2" (4.20m x 3.41m)

Fitted with a variety of wall and base units

Window to the fore

Access to the garden room.

GARDEN ROOM

17'11" x 10'6" (5.46m x 3.20m)

French doors onto the garden with picturesque views.

INNER HALLWAY

Access to the FIRST FLOOR LANDING with fitted cupboards.

LIVING ROOM

13'11" x 11'2" (4.24m x 3.41m)

With feature fireplace and access to the :

INNER PORCH

Door through to :

PORCH

Which has storage and access to the front door.

STUDY (used as a music room)

13'11" x 9'0" (4.24m x 2.75m)

Used as a music room.

BEDROOM 3

13'11" x 9'9" (4.24m x 2.97m)

Window to rear

Access to :

DOWNSTAIRS SHOWER ROOM

from the inner hallway a STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

14'3" x 12'8" (4.35m x 3.85m)

With fitted wardrobes

Windows to the fore and rear.

Access to :

WC

Previously bedroom 4

Fitted storage.

BATHROOM

Low flush wc

Wash hand basin.

Panelled bath.

BEDROOM 2

7'2" x 12'8" (2.19m x 3.85m)

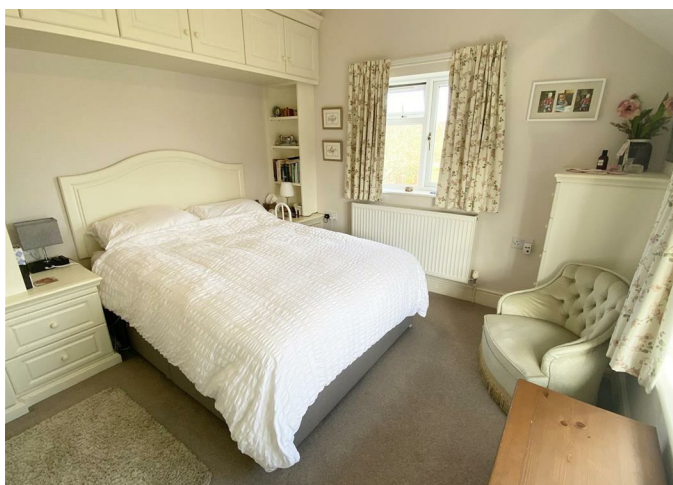
Window to the side.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a gravelled driveway with space for 4 vehicles.

There are 2 separate areas which are laid to lawn with shrubbery borders and mature hedging. A patio seating area and stunning countryside views. There are also two wooden sheds providing storage space.









FLOOR PLANS ...



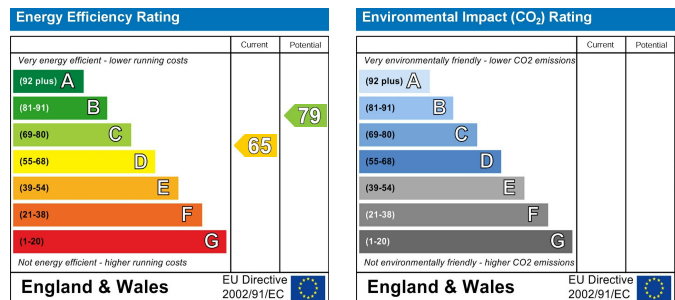
Total area: approx. 1692.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town on the B5067 Berwick Road. Follow this road for approx. 4 miles before bearing right signposted to Bomere Heath. Follow the road until the railway bridge and at the junction turn left onto the Shrewsbury Road. Proceed past Bomere Heath Cricket Club and at the mini island go straight over and turn right onto Windsor Lane, follow Windsor Lane and turn right onto Broomhall Lane where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)