



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 The Wickets, Bomere Heath, Shrewsbury, SY4 3PB

£445,000 Region

To view this property please call us on **01743 236 800** Ref: C7453/WM/lrd

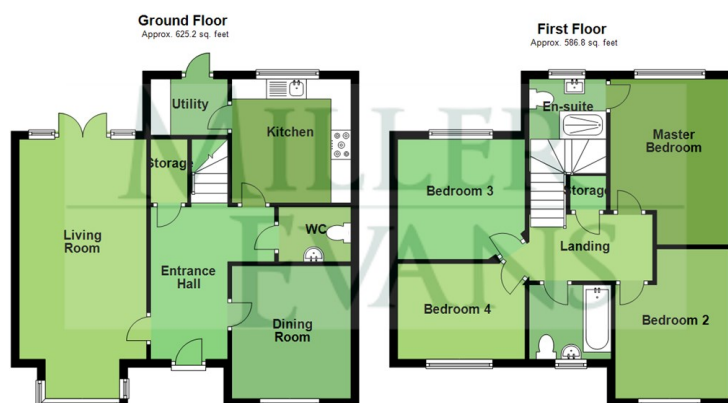
An immaculately presented, four bedroomed detached family home.

An immaculately presented four bedroomed, detached family home, briefly comprising entrance hall, living room, dining room, wc, kitchen, utility, master bedroom with en-suite, three further double bedrooms and principal bathroom. Landscaped garden and single garage.

The property occupies a superb cul-de-sac 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 such as schools, supermarkets, and an active village hall community.



FLOOR PLANS



Total area: approx. 1212.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Spacious, with access to:

WC

LIVING ROOM

21'4" x 10'6" (6.50m x 3.19m)

Bay window to the front

Double opening French doors leading to the rear garden

DINING ROOM

10'11" x 9'9" (3.33m x 2.98m)

Window to front

KITCHEN

10'2" x 9'9" (3.10m x 2.98m)

Stunning range of grey fronted wall and base units

Sink with mixer taps

Granite work tops

Integrated appliances

Tiled flooring

Window overlooking the rear garden

UTILITY

4'8" x 6'4" (1.41m x 1.93m)

Tiled flooring

Base units

Access to the rear garden

STAIRCASE rising to FIRST FLOOR LANDING

Access to airing cupboard and attic

MASTER BEDROOM

13'7" x 9'9" (4.15m x 2.98m)

Window to the rear

Built in wardrobe



EN-SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, low flush wc

Partially tiled walls

BEDROOM 2

12'4" x 9'5" (3.75m x 2.86m)

Window to the front

Sliding door wardrobe

BEDROOM 3

9'11" x 8'11" (3.01m x 2.73m)

Window to the rear

BEDROOM 4

7'10" x 10'6" (2.40m x 3.19m)

Window to the front

BATHROOM

Panelled bath

Wash hand basin and low flush wc

OUTSIDE THE PROPERTY

GARAGE

Single garage with shared access.

To the front, the property is approached over a block paved shared driveway and leads to the GARAGE. The front GARDEN is laid to lawn with shrubbery beds.

The impressive rear GARDEN has been landscaped with a large raised composite sun terrace, raised flower and shrubbery beds, the whole enclosed with wooden fencing and partially laid to lawn.

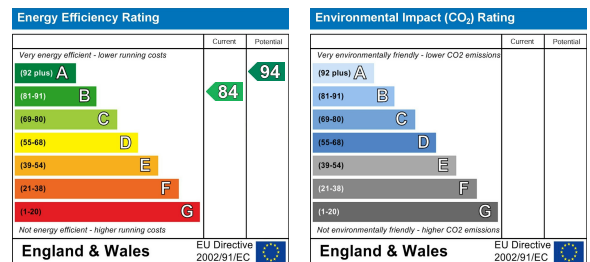


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed out of town on the B5067 Berwick Road. Follow this road for approximately 4 miles before bearing right, signposted to Bomere Heath. Follow the road under the railway bridge and at the junction turn left onto Shrewsbury Road. Proceed past Bomere Heath cricket club and at the mini-island, turn left onto The Wickets, where the property will be found.



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:

rightmove.co.uk
The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones