



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**26 Shrewsbury Road, Bomere Heath, Shrewsbury,
SY4 3PD**

**£140,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: C7517/WM/KQ

A well presented one bedroom terraced house.

This well presented one bedroom terraced house is being sold fully furnished and briefly comprises; living/dining room, kitchen, bedroom with en suite shower room. The property benefits from double glazing, three new energy efficient electric radiators and a hot water on demand unit.

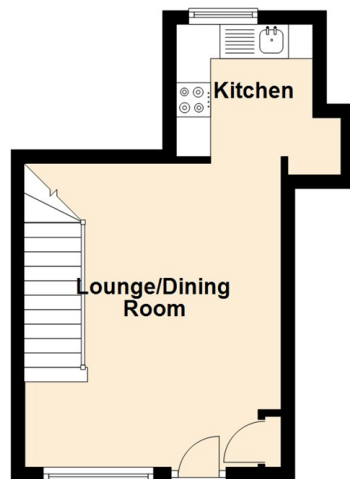
The property occupies a convenient location, in the much sought after village of Bomere Heath with excellent local amenities including a co-op supermarket, hairdressers, public house, primary school and an active village hall, whilst also being well placed within easy reach of the nearby town centre.



FLOOR PLANS

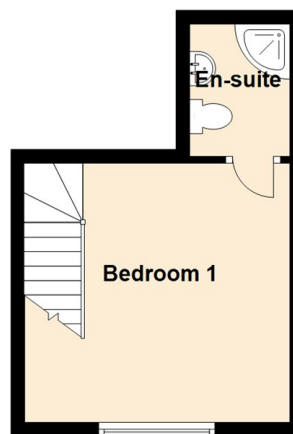
Ground Floor

Approx. 226.7 sq. feet



First Floor

Approx. 189.8 sq. feet



Total area: approx. 416.4 sq. feet

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

INSIDE THE PROPERTY

LIVING / DINING ROOM

14'6" x 12'3" (4.43m x 3.74m)

Window to the front

Store cupboard

KITCHEN

7'3" x 6'6" (2.20m x 1.99m)

Window to rear

Range of matching wall and base units

STAIRCASE rising to:

BEDROOM

12'5" x 12'8" (3.79m x 3.87m)

Window to the front

EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the B5067 (Berwick Road). Follow this road for approximately 4 miles, eventually turning right (Signposted to Bomere Heath). Follow the road under the railway bridge and turn left onto Shrewsbury Road. Continue past Bomere Heath cricket club and continue straight into the village. Proceed past the school and shopping facilities and no 26 will be found on the left hand side after the Red Lion public house.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage 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: A

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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



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