



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Sefton House, 44 Shrewsbury Road, Bomere Heath,
Shrewsbury, SY4 3PD**

Region £230,000

To view this property please call us on **01743 236 800** Ref: C7549/WM/KQ

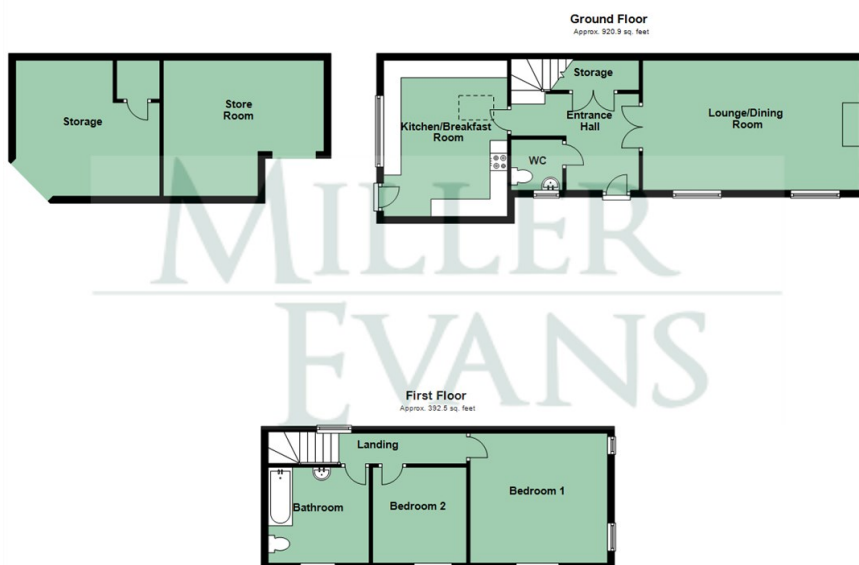
An attractive and unique, two bedroom detached house requiring some finishing off works.

This charming and attractive, unique, two bedroom, detached part brick and part sandstone house provides well planned accommodation briefly comprising; entrance hall, cloakroom, living room/dining room, breakfast kitchen, two bedrooms and bathroom. Large store room and enclosed rear garden. Renovation to most rooms has been started, but some finishing off works are required. Internal inspection highly recommended.

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



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Large understairs store cupboard

CLOAKROOM

Wash hand basin, wc
Window

LIVING ROOM / DINING ROOM

12'3" x 20'6" (3.74m x 6.25m)
Spacious room with quarry tiled flooring

KITCHEN / BREAKFAST ROOM

14'9" x 11'8" (4.49m x 3.56m)
Range of matching wall and base units
Door to garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

12'3" x 13'0" (3.74m x 3.95m)

BEDROM 2

9'1" x 8'10" (2.76m x 2.70m)

BATHROOM

Wash hand basin, wc
Fitted bath
Partial panelling to the walls

OUTSIDE THE PROPERTY

The property is approached over a driveway (which is owned by the neighbour, but the property has right of way), with front garden laid to lawn with shrub borders.

Two outbuildings to the side of the property, providing ideal storage space.

Large REAR GARDEN laid to lawn with mature hedging and floral borders.

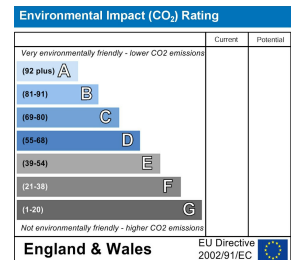
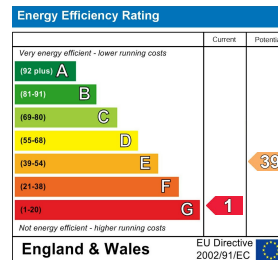


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A5067 (Berwick Road). Follow this road for approximately 4 miles, eventually turning right towards Bomere Heath. Proceed under the railway bridge and turn left onto Shrewsbury Road. Continue into Bomere Heath, and just after the primary school and tennis court, (opposite Sefton Drive), there is a left hand turn onto a private driveway, where the property will be found on the right 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: C

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:



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