



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

£210,000 Region

To view this property please call us on **01743 236 800** Ref: C7562/SL/KQ

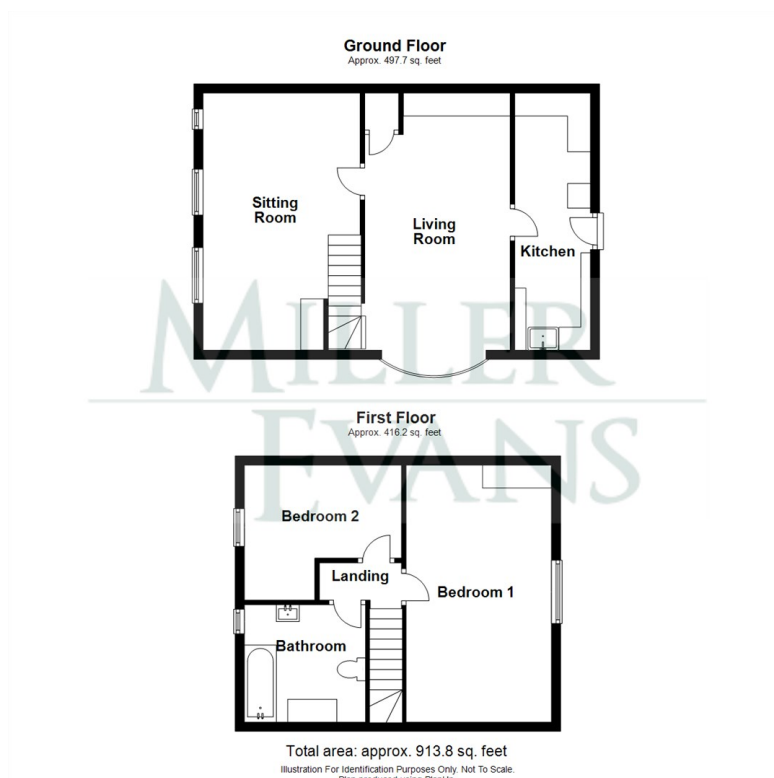
A charming two bedroom semi-detached cottage residence requiring some upgrading.

This charming two bedroom semi-detached cottage residence would benefit from some updating and improvements. The spacious accommodation briefly comprises; kitchen, living room, sitting room and kitchen to the ground floor. Two bedrooms and bathroom to the first floor. Large gardens and parking. The property benefits from double glazing and solid fuel central heating. No upward chain. CASH BUYERS ONLY.

The property occupies a good sized plot on this popular and convenient location close to excellent amenities, including; primary school, co-op supermarket, hairdressers, village hall and public house, while also being well placed within easy reach of the nearby town centre.



FLOOR PLANS



INSIDE THE PROPERTY

KITCHEN

18'5" x 5'5" (5.61m x 1.65m)

Range of matching wall and base units with Belfast sink

Space for appliances

LIVING ROOM

16'8" x 13'0" (5.08m x 3.97m)

Window to the front

Multi-fuel burning stove (providing the property with solid fuel central heating)

Exposed beams to ceiling

SITTING ROOM

17'10" x 11'3" (5.44m x 3.43m)

Feature fire with brick hearth

Exposed timbers to ceiling

Windows

STAIRCASE rising from living room to FIRST FLOOR LANDING with exposed beams and timbers.

BEDROOM 1

18'5" x 10'5" (5.61m x 3.17m)

Exposed wooden flooring

Exposed timbers to ceiling

Window

BEDROOM 2

6'8" x 11'3" (2.03m x 3.43m)

Exposed wooden flooring

Exposed ceiling beams and timbers

Window

BATHROOM

Bath with shower attachment

Wash hand basin, wc

Window

OUTSIDE THE PROPERTY

The property is divided from the road by a gravelled driveway providing parking, flanked by lawn area with mature shrub beds and borders.

Good sized rear garden laid to lawn with raised beds and mature inset shrubs and bushes, former pond. Coal store. Store shed and Summerhouse.



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 past the Cricket Club and into Bomere Heath village. The property will eventually be found just after the public house, on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage are connected.

TENURE

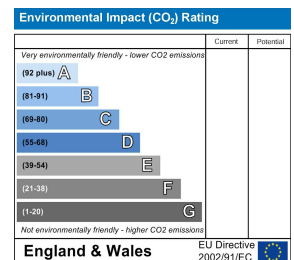
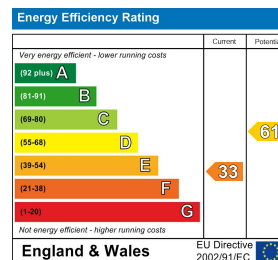
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: 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



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