

Plot 12, The Gardener, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£455,000 Region

Designed for flexible family living this 4 bedroomed detached house includes £10,000 towards moving costs and has versatile layout of the Gardener provides ample space for everyone to relax in style. Spacious kitchen and dining area with French doors onto rear garden, utility store off the kitchen, with separate access to the garden, separate study space, en suite to master bedroom. Single garage and drive with two parking spaces. The property is energy efficient, fitted with solar panels and EV chargers

The development is surrounded by open fields on two sides and a cricket club ordering to the south, 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 and easy access to Shrewsbury, Oswestry and Telford.





INSIDE THE PROPERTY

LIVING ROOM 9'1" x 8'10"

KITCHEN 13'11" x 9'9"

DINING AREA 11'0" x 9'6"

UTILITY 6'0" x 4'5"

STUDY 10'10" x 17'4"

WC 5'11" x 4'9"



A STAIRCASE rises to the FIRST FLOOR LANDING

MASTER BEDROOM 10'10" x 11'6"

EN SUITE 6'6" x 4'8"

BEDROOM 2 8'11" x 11'2"

BEDROOM 3 8'11" x 11'10"

BEDROOM 4 7'4" x 11'0"

MAIN BATHROOM 6'3" x 10'0"

Kitchen finishings

British designed and manufactured kitchen
Premium Bosch and Electrolux appliances*
Downlighters to kitchen
Boiler housings
Bathroom finishings
Ideal Standard sanitaryware
Porcelanosa wall tiling to the bathroom, master en

suite and cloakroom as standard Porcelanosa floor tiling to the bathroom*, master en suite* and cloakroom* Flow restrictors to showers Vanity units to master en suite

Interior finishings

Panel grained cottage style doors Ovolo moulding skirting and architrave Ash/Oak handrail to staircase Compact style radiators with TRVs Built in wardrobe to master bedroom with sliding doors*

Electrical and lighting

Downlight with PIR to front and rear Hive Heating & Hot Water Thermostat Hive mini hubless thermostat – secondary source Hagar USB power sockets* Media Plate and TV point installed Ring wired doorbell* Outside tap*

Exterior finishings

Slabs to rear of plot
Turf to front
PV Panels
PVCu double glazed windows
Electric vehicle chargers
Energy-Saving features
Photo voltaic "solar" panels
Flow restrictors to showers
Hive heating and hot water thermostat
Electrical vehicle (EV) chargers
Enhanced insulation of walls, roof and ceilings for reduced energy bills and more
Battery storage*
Waste water heat recovery systems

Peace of mind

Two year fixtures and fittings warranty with Cameron Homes
Ten year NHBC warranty on the structure of your home
All homes built to the New Homes Quality Code
standard







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

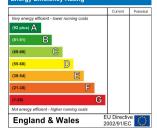


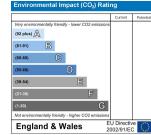
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IMPORTANT NOTICE

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.

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.

DO YOU HAVE A PROPERTY TO SELL?

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

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band: F

LOCAL AUTHORITIES

Shropshire Council

