



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

Shrewsbury & Country House Sales

**MILLER
EVANS**

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

Freehold

£455,000 Region

Designed for flexible family living this 4 bedroomed detached house with the 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. £12,000 luxury upgrades, £12,750 stamp duty paid

The development is surrounded by open fields on two sides and a cricket club bordering 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

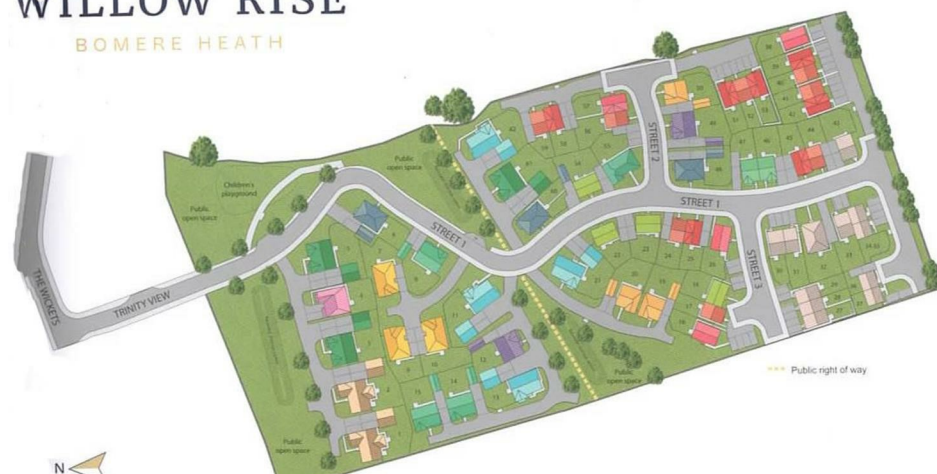
Two year fixtures and fittings warranty with Cameron Homes

Ten year NHBC warranty on the structure of your home

All homes built to the New Homes Quality Code standard

WILLOW RISE

BOMERE HEATH



FIND OUR PROPERTIES ON:



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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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 obligation 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

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EVANS**