



Plot 6, The Heywood, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

**MILLER
EVANS**

Plot 6, The Heywood, Willow Rise, Bomere Heath. Shrewsbury

Freehold

£485,000 Region

A brand new four bedroom detached family home, featuring a spacious open-plan kitchen and dining area, four bedrooms and a separate study. The Heywood is a versatile and spacious family home. Open-plan kitchen and family area with French doors to rear garden, living room with feature bay window and adjoining study room, Four spacious bedrooms around a central staircase, family bathroom plus an en suite to master bedroom. Double garage and drive with two parking spaces.

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

ENTRANCE HALL

CLOAKROOM

9'9" x 6'8"

Wash hand basin, wc

LIVING ROOM

11'0" x 14'11"

Large bay window

Door to:

STUDY

9'9" x 6'8"

Two windows

OPEN PLAN KITCHEN / DINING ROOM

23'0" x 13'0"

Bespoke kitchen fittings

Door to utility

DINING ROOM AREA

12'9" x 13'0"

Double doors

UTILITY

8'2" x 6'0"

Door to garden

A STAIRCASE rises to a FIRST FLOOR LANDING

MASTER BEDROOM

12'0" x 11'2"

EN SUITE

8'2" x 12'11"

BEDROOM 2

10'11" x 12'11"

BEDROOM 3

12'4" x 8'7"

BEDROOM 4

11'7" x 10'5"

MAIN BATHROOM

11'7" x 10'5"

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 TRV's
- 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(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
			

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 :

LOCAL AUTHORITIES

Shropshire Council

**MILLER
EVANS**



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Residential Sales & Lettings
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Shrewsbury SY1 1QJ
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