



Plot 1, Newbury Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

MILLER  
EVANS



## Plot 1, Newbury Willow Rise, Bomere

Heath Shrewsbury

Freehold

£630,000 Region

Plot 1 - Newbury. A brand new five bedroom, three bathroom, detached family home with garage. The property enjoys a superb open-plan kitchen and family room with bi-fold doors to the rear garden, separate living room, study, utility and cloakroom. The Newbery offers families contemporary space and style in abundance.

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

Store cupboard.

#### CLOAKROOM

6'10" x 6'5"

Wash hand basin, wc

#### DINING ROOM / STUDY

13'5" x 10'3"

Bay window to the front

#### LIVING ROOM

22'3" x 12'1"

Double doors to garden

#### SUPERB OPEN PLAN KITCHEN / DINING / FAMILY ROOM

23'0" x 18'9"

Dining area with bi-fold doors to garden.

KITCHEN  
9'3" x 11'5"

UTILITY  
7'1" x 6'0"

A STAIRCASE rises to a FIRST FLOOR LANDING

MASTER BEDROOM  
13'5" x 9'10"

DRESSING ROOM AREA  
9'8" x 4'8"

EN SUITE  
9'8" x 4'7"

BEDROOM 2  
8'9" x 11'9"

EN SUITE SHOWER ROOM

BEDROOM 3  
12'3" x 8'11"

BEDROOM 4  
8'11" x 10'10"

BEDROOM 5  
7'8" x 11'0"

BATHROOM  
8'8" x 6'5"

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 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



This information is for illustrative general guidance only.  
Computer generated image details may vary.  
The location of affordable homes is indicative and may change.



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[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**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

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 :

## LOCAL AUTHORITIES

Shropshire Council

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