



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 The Wickets, Bomere Heath, Shrewsbury, SY4 3BP

**Offers In The Region
Of £350,000**

To view this property please call us on **01743 236 800** Ref: C7708/WM/lrd

An immaculately presented, double fronted, modern detached family house.

This immaculately presented, double fronted, detached three bedroom family home provides spacious accommodation briefly comprising; entrance hall, cloakroom, lounge, kitchen/dining room, utility, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Gardens to the front and rear. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position on the edge of the village of Bomere Heath, where there are a range of local amenities including primary school, Co-op supermarket, hairdresser, village hall, public house and on a frequent bus service to the nearby town centre.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE

16'9" x 10'7" (5.11 x 3.23)

Carpet as laid

Three windows

KITCHEN / DINING ROOM

16'9" x 9'3" (5.13 x 2.82)

Fitted with a contemporary range of matching wall and base units with Quartz worktop

Electric oven with four ring gas hob and extractor hood over Integrated dishwasher and fridge freezer.

Double glazed French doors to rear garden

UTILITY ROOM

6'5" x 5'8" (1.96 x 1.75)

ceramic tiled flooring

Range of matching wall and base units and inset sink

Space and plumbing for washing machine

Understairs store cupboard

Gas fired central heating boiler

Door to the side

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING with access to roof space and useful store cupboard.

BEDROOM 1

16'9" x 9'6" (5.13 x 2.90)

Built in double wardrobe with sliding doors

EN-SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

Shaver socket and extractor fan

BEDROOM 2

9'6" x 10'7" (2.92 x 3.25)

BEDROOM 3

8'5" x 6'11" (2.59 x 2.11)

BATHROOM

5'6" x 6'7" (1.68 x 2.03)

Attractively fitted with a panelled bath with electric shower over
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

16'7" x 8'2" (5.08 x 2.49)

Paved pathway leads to the front of the property. Driveway with parking for two cars and access to the GARAGE.

Enclosed REAR GARDEN laid to large paved patio with artificial lawned area and further patio area. Large fenced area, currently providing a superb dog run with two large kennels. Rear pedestrian gate to garage and parking.

Note: Site Maintenance Charge: £282 p/a



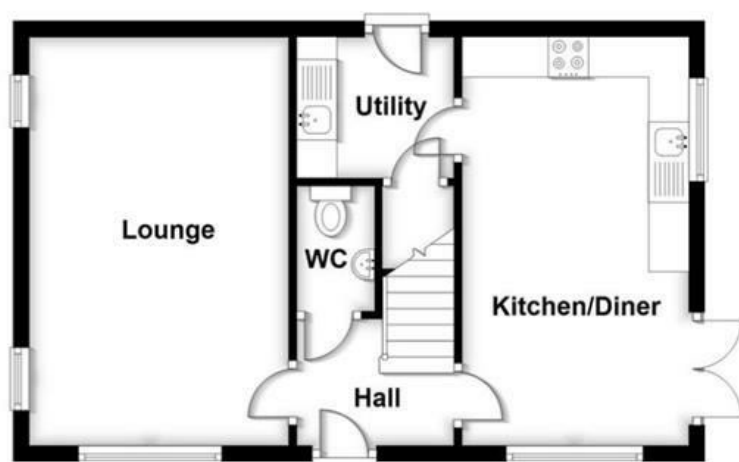




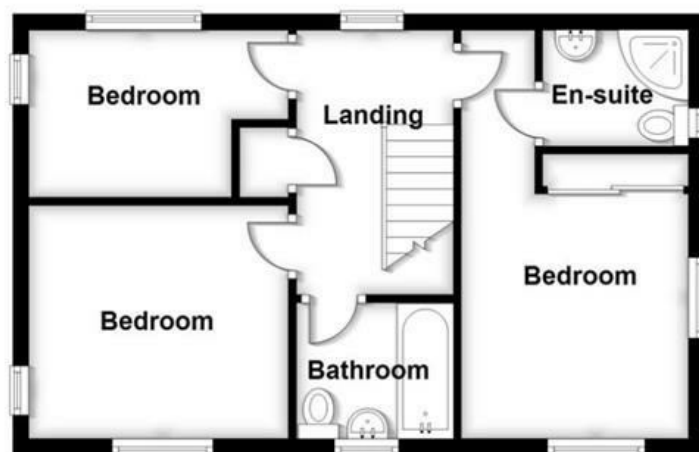


FLOOR PLANS ...

Ground Floor



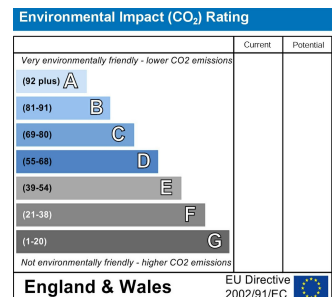
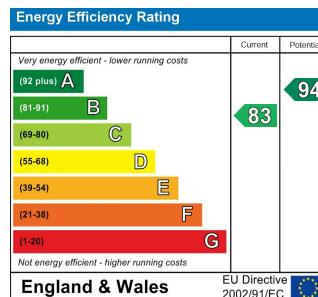
First Floor



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed out of town on the B5067 Berwick Road. Follow this road for approximately 4 miles before bearing right, signposted to Bomere Heath. Follow the road under the railway bridge and at the junction turn left onto Shrewsbury Road. Proceed past Bomere Heath cricket club and at the mini island turn left onto The Wickets

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas 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: D

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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