



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**24 Brook Road, Bomere Heath, Shrewsbury, SY4 3PU**

**Offers In The Region  
Of £280,000**

To view this property please call us on **01743 236 800** Ref: C7731/WM/KQ

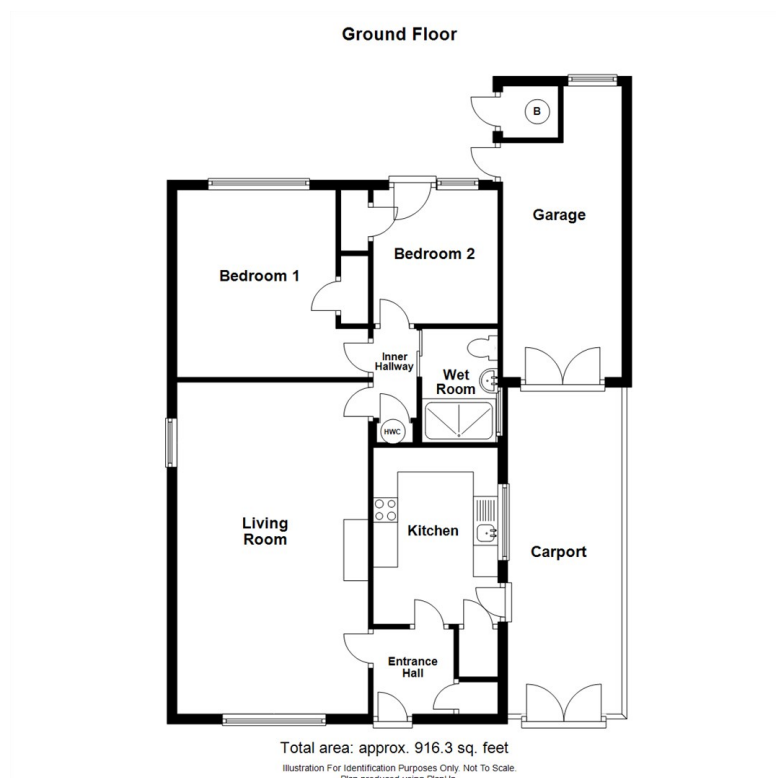
# A spacious, well presented, two bedroomed detached bungalow residence.

This neatly kept and well presented, two bedroomed detached bungalow provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation comprises : entrance hall, kitchen, attractive living room, 2 double bedrooms with fitted wardrobes and a wet room. Ample parking, a covered carport and garage. Good sized enclosed garden. The property also benefits from double glazing and oil-fired central heating.

The property occupies a pleasant position on this popular residential area, close to good local amenities including; a Village Shop, Co-Op, Hairdressers, Public House, Primary School and a frequent bus service. The village is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



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### ENTRANCE HALL

Built in store cupboard

### KITCHEN

11'10" x 8'4" (3.61m x 2.55m)

Newly fitted with a range of matching wall and base units

Built in oven with microwave over, hob with extractor hood

Integrated dishwasher

Side door leading to car-port

### LIVING ROOM

22'3" x 12'10" (6.78m x 3.91m)

Window to the front and side

Attractive open fireplace with wooden surround and mantel

### INNER HALL

Built in cupboard housing hot water cylinder

### BEDROOM 1

12'7" x 10'8" (3.83m x 3.25m)

Built in wardrobe

### BEDROOM 2

8'11" x 8'4" (2.73m x 2.55m)

Built in wardrobe

### WET ROOM

Shower unit

Wash hand basin, wc

### OUTSIDE THE PROPERTY

#### CAR PORT

#### GARAGE

Up and over door

Pedestrian door to garden

Power and lighting

The property is approached over a good sized private driveway providing ample parking with a shrubbery border on the left hand side. Covered Car-port providing further parking and access to the garage.

To the rear of the property is a particularly good sized GARDEN with paved patio area, steps leading up to a lawned area with garden store shed. The whole is enclosed on all sides by mature hedging and fencing.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A528 Ellesmere Road and on reaching the Ellesmere roundabout take the first left, signposted to Bomere Heath. Follow the road into the village and take the second turning on the right onto Brook Road. Proceed for a short distance where the property will then be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

### TENURE

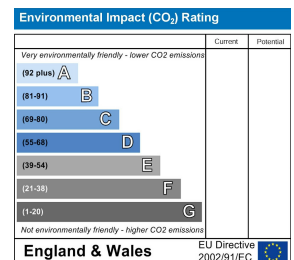
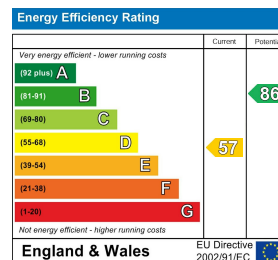
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: C

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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