



Plot 14, the Horne, Willow Rise, Bomere Heath,

Shrewsbury & Country House Sales

**MILLER
EVANS**

Plot 14, the Horne, Willow Rise, Bomere Heath, Shrewsbury SY4 3QR

Freehold £479,950

- Open plan kitchen and family area
- Utility store off the kitchen
- Separate living room with French doors onto rear garden
- Separate dining room or study space
- Built in wardrobes and en suite to the master bedroom
- Four spacious bedrooms, open views to the front of the house
- Energy efficient, fitted with solar panels and EV chargers
- Move with confidence. Choose with confidence. Buy with confidence with up to £15,000* to spend your way plus over £12,000* in luxury upgrades



With an open-plan kitchen and dining area and separate living and dining rooms, this four-bedroom home is thoughtfully designed for families that enjoy entertaining. Open-plan kitchen and family area, utility store off the kitchen, separate living room with French doors onto rear garden, separate dining room or study space, built-in wardrobes and en suite to master bedroom. Energy efficient, fitted with solar panels and EV chargers. Move with confidence. Choose with confidence. Buy with confidence with up to £15,000* to spend your way plus over £12,000* in luxury upgrades

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

KITCHEN
10'8" x 10'10"

DINING AREA
10'8" x 14'5"

UTILITY
6'10" x 7'2"

WC
6'10" x 3'3"

DINING ROOM
11'2" x 9'10"



LIVING ROOM
11'7" x 15'0"

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

MASTER BEDROOM
10'9" x 13'6"

EN SUITE
8'0" x 5'9"

BEDROOM 2
11'2" x 8'10"

BEDROOM 3
9'8" x 9'4"

BEDROOM 4
10'9" x 8'10"

MAIN BATHROOM
11'2" x 5'5"

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
Hager 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

HOW TO GET THERE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	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		
(35-54)	E		
(21-34)	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 :

LOCAL AUTHORITIES

Shropshire Council



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

www.millerevans.co.uk | 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 (FNSEA) Proprietor • Stuart Langley (FNSEA)

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

MILLER
EVANS