



9 Brook Road, Bomere Heath, Shrewsbury, SY4 3PU

4 bedroom semi-detached dormer bungalow — £365,000 Freehold

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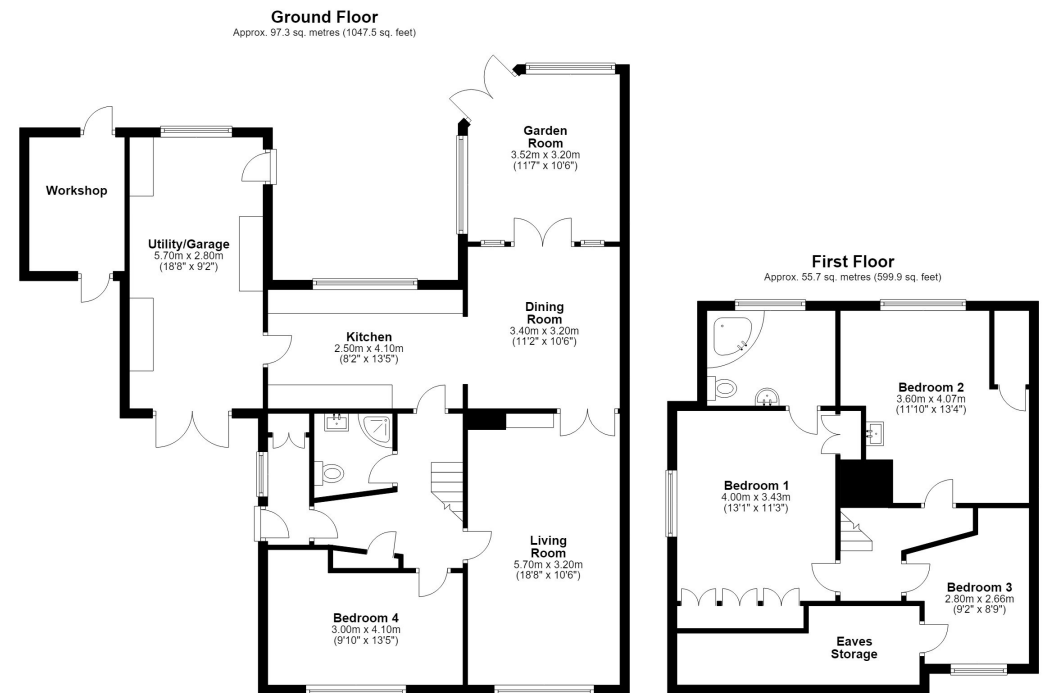
£365,000 Freehold—4 bedroom semi-detached dormer bungalow

sales@cgpooks.co.uk

Occupying a fantastic plot on the fringe of a popular village, this individually designed semi-detached house offers versatile and very practical accommodation, benefitting from an extensive private garden, ample driveway parking, attached garage/utility, and workshop.

KEY FEATURES

- Entrance porch opening to a good-sized hallway with useful storage and staircase to landing
- Large living room with a feature fireplace and window to front
- Separate dining room providing access to both the fitted kitchen and garden room, which has glazed doors to the rear
- The garage has been partially converted to create a very practical utility area, with fitted units and access to the garden, but could also be easily be reinstated as a garage if required
- There is also a double bedroom and modern fully tiled shower room on the ground floor
- On the first floor are three bedrooms, all having built-in storage, and an en-suite bathroom to bedroom one. Given the style of the property, there is plenty of useful eaves storage accessed via the first floor, one area is particularly big and has been used as a child's den/play room in the past
- uPVC double glazed windows and gas fired central heating throughout
- Impressive private rear garden, laid to lawn with a paved sun terrace, a selection of mature trees, and access to the workshop which adjoins the garage/utility
- To the front of the property is a driveway providing parking for up to six cars, plenty of space to park a caravan/motorhome, and an adjoining lawned garden
- Quietly and conveniently located in a lovely setting, just a few minutes' walk from open countryside and village amenities such as a local store, pub, primary school, tennis and cricket clubs. The property is also just a 10–15 minute drive from Shrewsbury town centre



Total area: approx. 153.0 sq. metres (1647.4 sq. feet)











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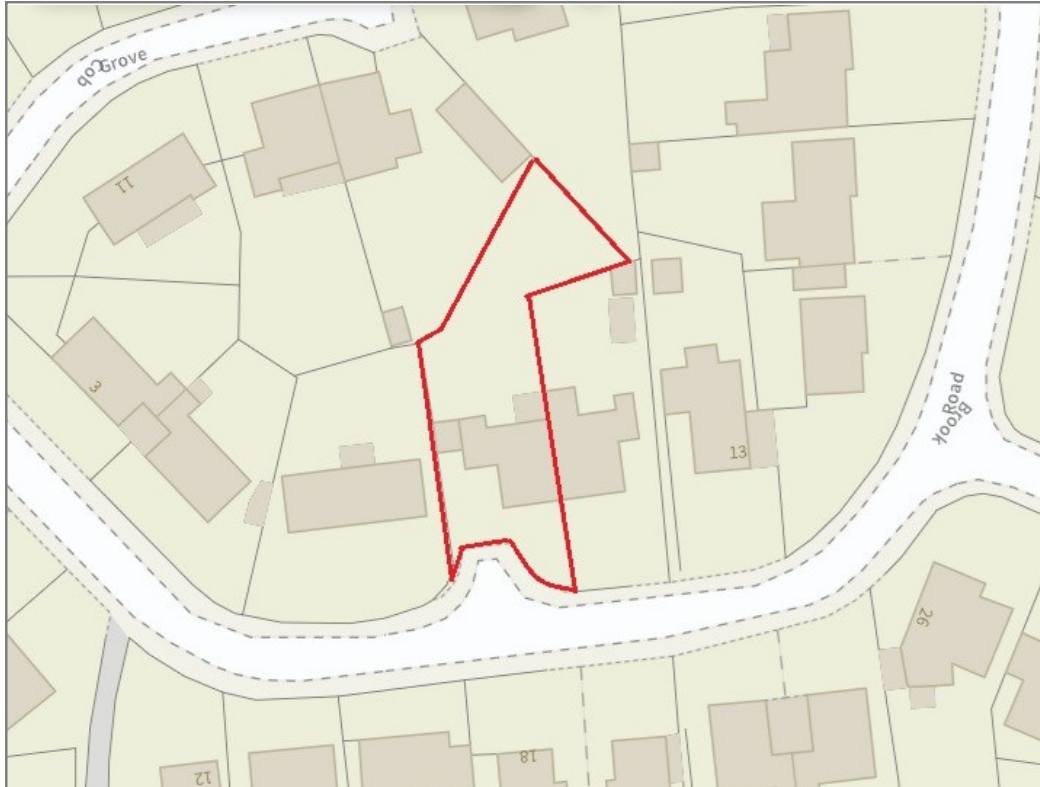
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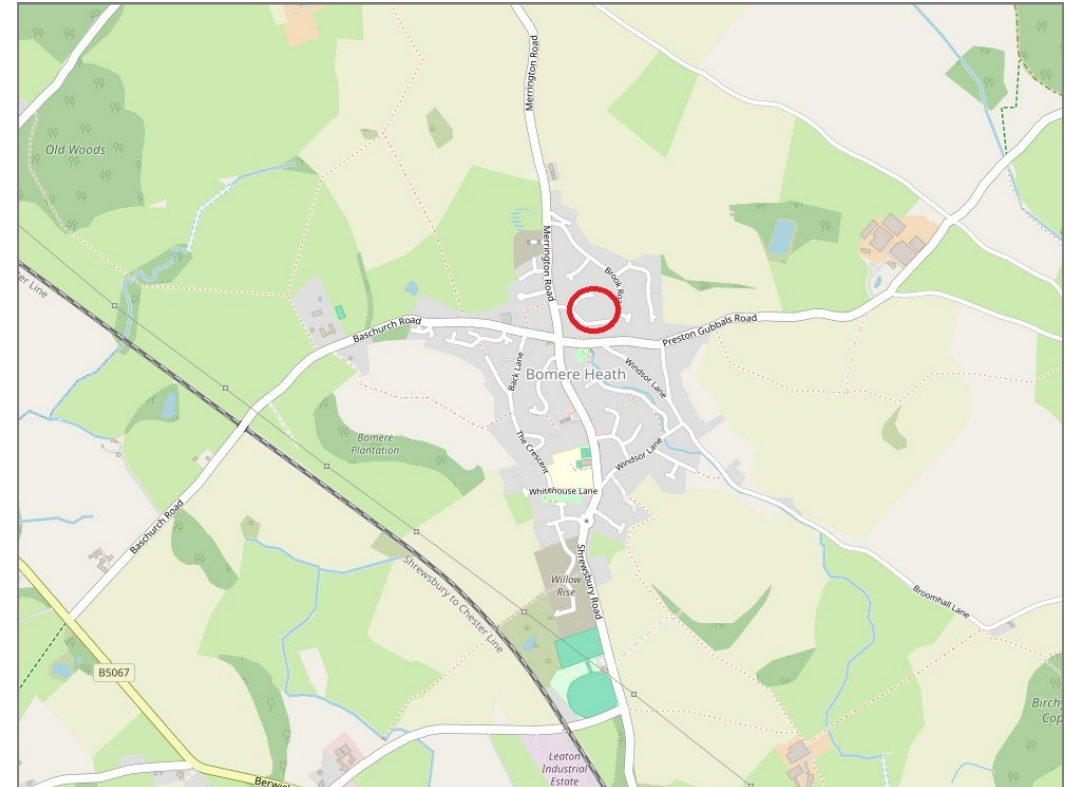
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

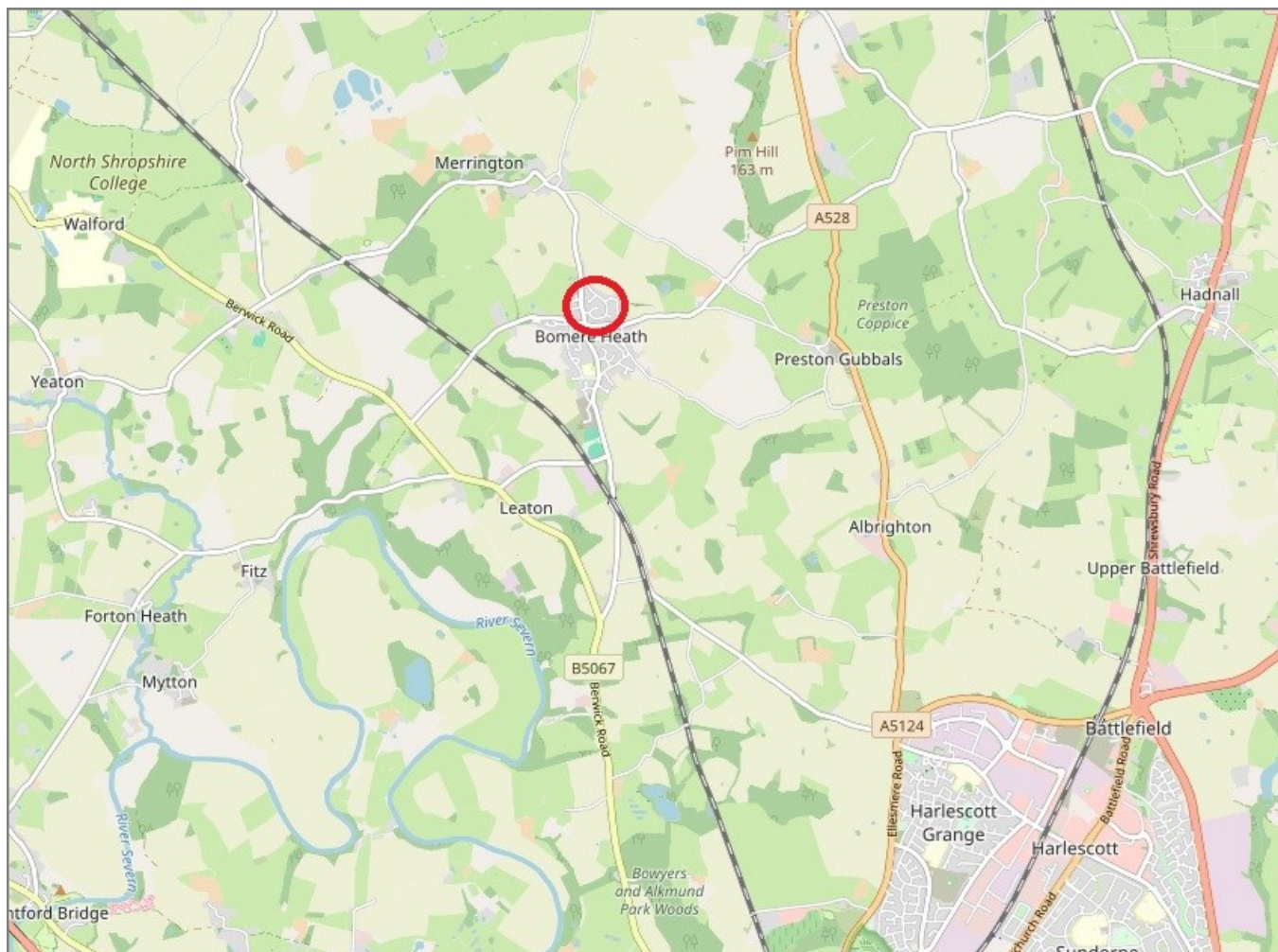
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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