



Plot 26, The Chapman, Willow Rise, Bomere Heath,
Shrewsbury

Shrewsbury & Country House
Sales

MILLER
EVANS

Plot 26, The Chapman, Willow Rise, Bomere Heath, Shrewsbury

£360,000

Freehold

- Living room, kitchen/dining room, utility. downstairs wc
- Master bedroom with en suite, 2 further bedrooms and bathroom
- Talk to us about bespoke offers. Terms and conditions apply.
- Energy efficient, fitted with solar panels and EV chargers
- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY DUE TO SPEC USED



The Chapman is a 3 bedroom family home with open plan kitchen and dining area, utility store off the kitchen with side door access, separate living room with French doors to garden and en suite to master bedroom. Energy efficient, fitted with solar panels and EV chargers

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

LIVING ROOM

10'5" x 18'2"

KITCHEN/DINING ROOM

9'2" x 18'2"

UTILITY

6'11" x 6'4"

DOWNSTAIRS WC

3'6" x 5'3"

MASTER BEDROOM

9'3" x 13'11"

EN SUITE

9'3" x 3'11"

BEDROOM 2

10'7" x 10'6"

BEDROOM 3

10'7" x 7'4"

BATHROOM

6'10" x 5'7"

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

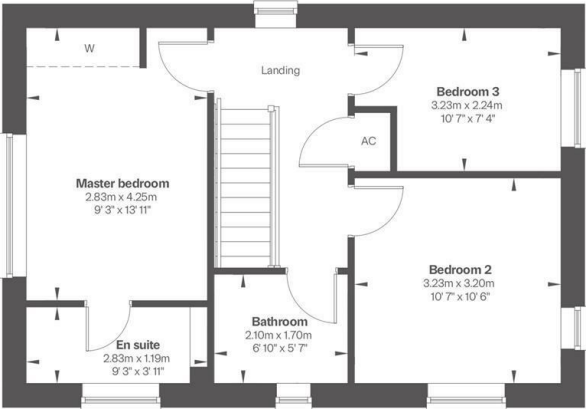
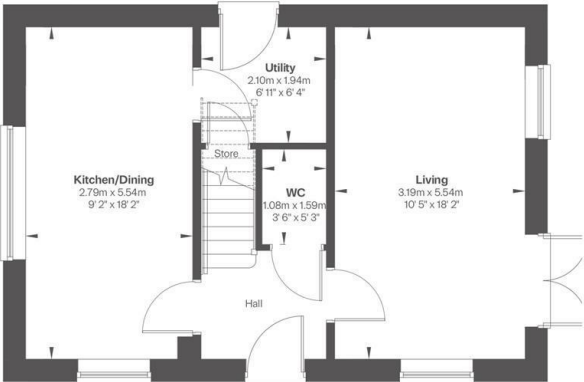
Enhanced insulation of walls, roof and ceilings for reduced energy bills and more

Battery storage*

Waste water heat recovery systems

HOW TO GET THERE

When approaching from Shrewsbury proceed along the A5067 (Berwick Road). Follow this road for approximately 4 miles, eventually turning right towards Bomere Heath. Proceed under the railway bridge and turn left onto Shrewsbury Road. Continue past the cricket club and Willow Rise will be found on the left hand side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	95	95		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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 : F

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND



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

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans