

Roger Parry & Partners

# Pavilion Way, Bomere Heath, Shrewsbury





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## £1,575 Per Month

An immaculately presented four bedroom detached home nestled in the picturesque village of Bomere Heath, located just north of the historic town of Shrewsbury and south of the market town of Wem, this area is surrounded by the stunning Shropshire countryside. As the primary village in the parish, Bomere Heath features essential amenities including a food store, barber shop, post office, cricket club, football team, and a fish and chip shop—covering all the necessities.













**Summary**
This adaptable family residence is ideally situated on a quiet private road at the edge of the countryside, just a short walk from the village school and the vibrant heart of this lovely rural community. Directly across from the property lies a charming green space, with a path that meanders playfully into the village. This setup ensures privacy from the front and offers a wonderful area for communal play or occasional neighborhood gatherings.

Accommodation comprises of Reception Hall with Cloakroom, Lounge, beautifully fitted Living/Dining/Kitchen with range of appliances. Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom. Driveway with parking, garage and enclosed rear garden.

Rent: £1,575pcm
Deposit: £1,817
Holding Deposit: £363

**ENTRANCE HALL**
7'10" x 9'3" (2.4 x 2.83)
The full height window alongside the front door helps to make the entrance hall a lovely bright, welcoming space. Stairs lead off the hall to the first floor and doors provide access to the living room, kitchen-diner, downstairs WC and highly useful walk-in storage room, tiled floor and understairs storage.

**W.C.**
3'4" x 5'6" (1.04 x 1.69)
The beautifully tiled floor continues through from the hall and looks very smart in combination with the white WC and hand basin with tiled splashback. The window is to the front aspect.

**LOUNGE**
10'10" x 14'11" (3.31 x 4.55)
The living room is carpeted and has a large window to the front aspect. This is a great space to retire to in the evening.

**KITCHEN/DINING ROOM**
22'11" x 10'4" (7.01 x 3.17)
Kitchen Area - Tucked around the corner, you'll find the most impressive high gloss kitchen units. A built-in dishwasher graces this kitchen, along with a built-in fridge-freezer, double oven and grill, and 5-ring gas hob with a stainless steel splashback and a Zanussi extractor hood above. The worktops are quartz with matching splashbacks, sunken 1 and ½ sink and drainer sit in front of a window overlooking the rear garden.

Dining Area - Stretching across the back of the house, it is the hub of family life and a wonderful entertainment space, but the first thing that hits you is the light, large triple bi-fold doors across the back of the dining room to complement the side-aspect window. The tiled floor continues and there is a storage cupboard/pantry.

The stairs lead off the entrance hall and leads to the spacious first-floor landing and into the bedrooms beyond. Doors lead off the landing to the principal bedroom, family bathroom and bedrooms 2, 3 and 4 as well as an airing cupboard. Access is also provided to a large loft through a ceiling hatch.

**BEDROOM ONE**
11'0" x 9'10" (3.37 x 3.02)
Located at the front of the house, having a large window to the front aspect. It is fitted with wardrobes, incorporating a full-length mirror. Door leads into the en suite bathroom.

**EN-SUITE**
7'5" x 3'10" (2.27 x 1.19)
With large grey tiles to the floor and part walls. A white WC and matching hand basin is separated by a heated towel rail and a double width shower occupies the left corner, with dual showerhead - overhead and hand-held - and sliding glass doors.

**BEDROOM TWO**
9'4" x 11'5" (2.85 x 3.50)
Located at the rear of the house, next to the bathroom. Another large double room, with window to the rear aspect gives views of the garden area.

**BEDROOM THREE**
8'2" x 10'6" (2.49 x 3.22)
With a big window to the front aspect overlooking the greenery opposite the house and a built-in wardrobe behind the door, making excellent use of the space above the stairs.

**BEDROOM FOUR**
7'6" x 9'8" (2.29 x 2.95)
Sits opposite bedroom 3 at the back of the house and is a very good-sized single room. Window to the rear aspect.

**FAMILY BATHROOM**
5'6" x 7'7" (1.68 x 2.32)
The family bathroom is light and modern and in the same immaculate condition as the rest of the house. The three-piece suite, comprising a bath with shower over and glass side screen, WC and hand basin. Fitted with tiled flooring and the walls are also tiled in a neutral colour.

**OUTSIDE**
The property occupies an enviable position on the edge of this development, approached over block paved driveway with parking and leading to Garage - Accessed by an electric up and over white door to front, plus from the garden by a side door, this is a useful space with power and lights. The front garden area is designed for easy maintenace with attractive stone borders and paved pathway leading to the front door. Side pedestrian access to the enclosed Landscaped Rear Garden with paved sun terrace and lawn which is enclosed with fencing.

Council Tax Band E - Shropshire Council

EPC Rating B - For a full copy of the Energy Performance Certificate please contact agents.

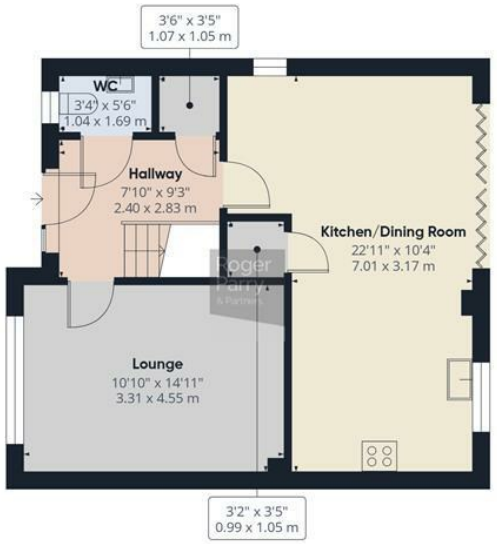
Assured Periodic Tenancy (Apt) -

Viewings - By appointment only through Roger Parry & Partners

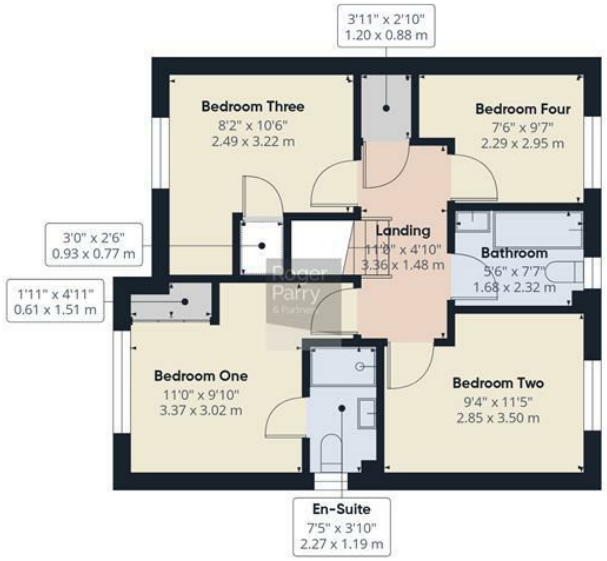
Measurements - All measurements mentioned in these letting particulars are approximate

Holding Deposit - PLEASE READ: Upon your application being accepted by the landlord (subject to referencing) you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent or deposit if both the landlord and tenant are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

# Floor Plan
(not to scale - for identification purposes only)




**Ground floor** Building 1




**Floor 1** Building 1




**Ground floor** Building 2

**Approximate total area**(1)

1236 ft²

114.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**General Services:**

**Local Authority:** SHROPSHIRE
**Council Tax Band:** E
**EPC Rating:** B

**Directions:**

## Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.