



Plot 60, The Heywood, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

**MILLER  
EVANS**

## Plot 60, The Heywood, Willow Rise, Bomere Heath, Shrewsbury

Freehold £475,000 Offers In The Region  
Of

- 5% Deposit paid worth £23,750. Terms and Conditions apply
- Four bedrooms, en suite and bathroom
- Living room and study
- kitchen / dining room
- Cloakroom and utility
- Energy efficient, fitted with solar panels and EV chargers
- Popular village location



5% Deposit paid worth £23,750. Featuring a spacious open-plan kitchen and dining area, four bedrooms and a separate study, the Heywood is a versatile and spacious family home.

Open-plan kitchen and family area with French doors to rear garden. Living room with feature bay window and adjoining study room. Four spacious bedrooms around a central staircase. Family bathroom plus an en suite to master bedroom. Single garage and drive with two parking spaces

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

#### ENTRANCE HALL

#### CLOAKROOM

9'9" x 6'8"

Wash hand basin, wc

#### LIVING ROOM

11'10" x 14'11"

#### STUDY

9'9" x 6'8"

Two windows

#### KITCHEN

10'11" x 10'9"

Bespoke kitchen fittings

Door to utility

#### DINING ROOM

12'5" x 13'0"

Double doors



**UTILITY**  
8'2" x 6'0"  
Door to garden

A STAIRCASE rises to a FIRST FLOOR LANDING

**MASTER BEDROOM**  
12'0" x 11'2"

**EN SUITE**  
8'2" x 6'0"

**BEDROOM 2**  
10'11" x 12'11"

**BEDROOM 3**  
12'4" x 8'7"

**BEDROOM 4**  
11'7" x 10'5"

**BATHROOM**  
10'1" x 6'10"

**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 TRV's
- 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

