



Plot 9, The Benson, Willow Rise, Bomere Heath, Shrewsbury Shrewsbury & Country House Sales

**MILLER
EVANS**

Plot 9, The Benson, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£370,000 Asking Price

- Get over £18,500 Deposit paid and save over £11,000 in luxury upgrades. T&C apply.
- Living room, kitchen utility store, study
- Master bedroom with en suite, bedroom 2 and main bathroom.
- Energy efficient, fitted with solar panels and EV chargers
- Available to view by appointment.
- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY DUE TO SPEC USED



Get over £18,500 Deposit paid and save over £11,000 in luxury upgrades, with its open-plan kitchen and living area and separate study, this two-bedroom bungalow offers space for work and play. Open-plan kitchen and family area with French doors onto rear garden, Separate utility space, dedicated study space, built-in wardrobes and en suite to master bedroom. Energy efficient, fitted with solar panels and EV chargers. Available to view by appointment.

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

12'10" x 12'2"

KITCHEN

10'11" x 11'5"

STUDY

7'10" x 7'9"

UTILITY STORE

2'2" x 4'4"

BATHROOM

8'10" x 4'7"



MASTER BEDROOM

14'6" x 10'10"

EN SUITE

9'10" x 4'7"

BEDROOM 2

8'11" x 9'8"

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
 Hagar 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		96	Very environmentally friendly - lower CO ₂ emissions
(81-91) B	83		(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
England & Wales		EU Directive 2002/91/EC	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 : B

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



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