

Move with confidence. Choose with confidence. Buy with confidence with up to £18,500 to spend your way



Plot 23, The Comber, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

**MILLER  
EVANS**



## Plot 23, The Comber, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£370,000 Region

- Open-plan kitchen and dining area, separate utility space
- Separate living room with French doors onto rear garden
- Built-in wardrobes and en suite to master bedroom
- Available to view by appointment.
- £18,500 to spend your way
- Energy efficient, fitted with solar panels and EV chargers
- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY DUE TO SPEC USED



£18,500 to spend your way.

Featuring an open-plan kitchen and dining area, plus three bedrooms, the Comber offers a contemporary layout that you can adapt for your lifestyle. Open-plan kitchen and dining area, separate utility space, separate living room with French doors onto rear garden. Solar PV panels. Built-in wardrobes and en suite to master bedroom

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

10'7" x 18'2"

#### KITCHEN/DINING ROOM

9'2" x 18'2"

#### UTILITY

6'9" x 6'4"



DOWNSTAIRS WC  
3'4" x 5'3"

MASTER BEDROOM  
9'3" x 12'0"

EN SUITE  
9'3" x 5'10"

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

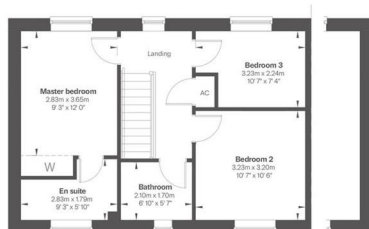
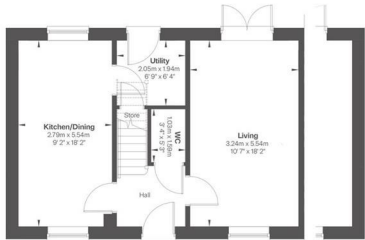
Downlight with PIR to front and rear  
Hive Heating & Hot Water Thermostat  
Hive mini hubless thermostat – secondary  
source  
Hager USB power sockets\*  
Media Plate and TV point installed  
Ring wired doorbell\*  
Outside tap\*

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  
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





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**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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

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