



BROOKLANDS

OLD WOODS | BOMERE HEATH | SHREWSBURY | SY4 3AX





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Shrewsbury 6.3 miles | Oswestry 17.2 miles | Telford 20.4 miles
(all mileages are approximate)

A MOST DESIRABLE AND GREATLY ENHANCED DETACHED DORMER BUNGALOW, OFFERING A WONDERFULLY SPACIOUS LIVING SPACE SET WITH DOUBLE GARAGE AND LOVELY GARDENS.

Pretty and convenient rural location
Spacious and versatile living environment
Neatly presented throughout
Driveway parking and double garage
Delightful gardens backing onto farmland



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the B5067 north for approximately 5 miles. Upon entering the village of Walford Heath, turn right at the Crossroads, signposted 'Old Woods', and continue for approximately 0.3 of a mile, and Brooklands will be situated on the right hand side, identified by a Halls for sale board.

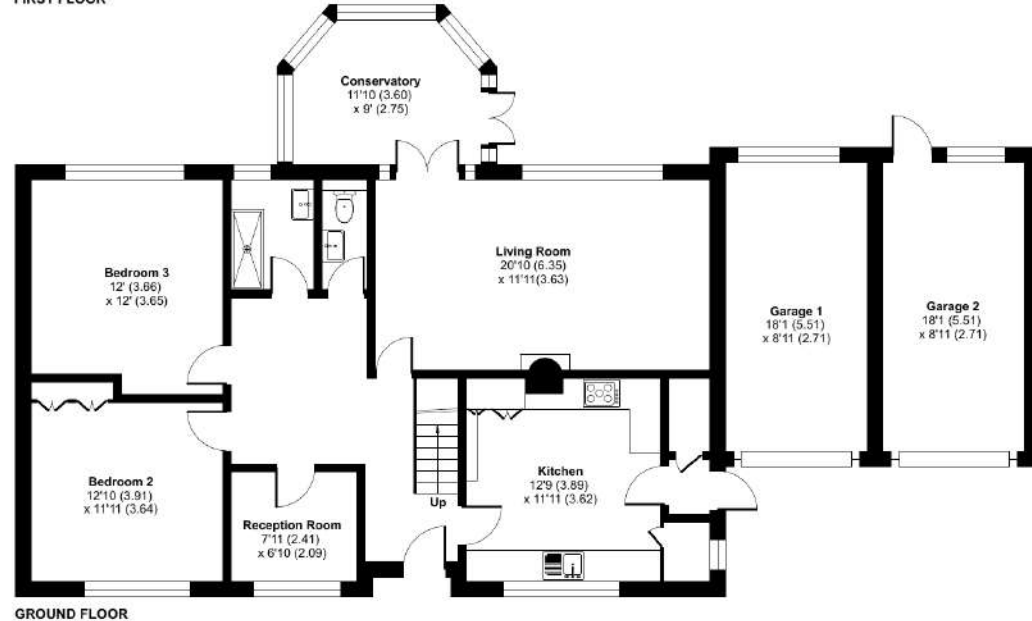
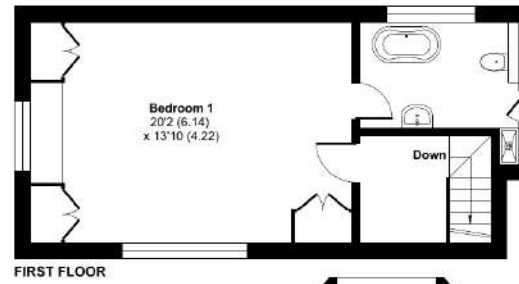
SITUATION

Brooklands is situated in the popular residential area of Old Woods, close to the village of Bomere Heath, which offers a good selection of local amenities including shops/post office, hairdressers, takeaway, pub and a highly regarded primary school. Easy access can be gained to the county town of Shrewsbury (5.4 miles) and Baschurch (2.7 miles), both of which, have a more comprehensive range of amenities of all kinds.

PROPERTY

A much improved and spacious detached dormer bungalow, offering well proportioned accommodation throughout and occupying a convenient yet sought-after rural location.

The property is entered via a large reception hall, which leads through to a spacious living room featuring an attractive fireplace. The ground floor also benefits from a modern fitted kitchen, separate study, and a conservatory enjoying pleasant views over the rear gardens. In addition, there are two double bedrooms, a contemporary shower room, and a separate guest WC.



Approximate Area = 1585 sq ft / 147.2 sq m
Garage = 322 sq ft / 29.9 sq m
Total = 1907 sq ft / 177.1 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1463506



To the first floor is an impressive principal bedroom suite comprising a large bedroom with an extensive range of fitted furniture, together with a well appointed en-suite bathroom featuring a modern white suite and separate shower cubicle.



OUTSIDE

Outside, the property enjoys generous driveway parking leading to an attached double garage, enhanced by two newly installed remote-controlled electric roller doors.

GARDENS

The gardens are predominantly situated to the rear of the property, where large flowing lawns are complemented by patio seating areas and abundantly stocked shrubbery beds and borders. Adjoining open farmland, the gardens enjoy a lovely open aspect and a high degree of privacy.



GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



