



Merrington View, Preston Gubbals Road, Bomere Heath,
Shrewsbury, SY4 3LT

Shrewsbury & Country House Sales

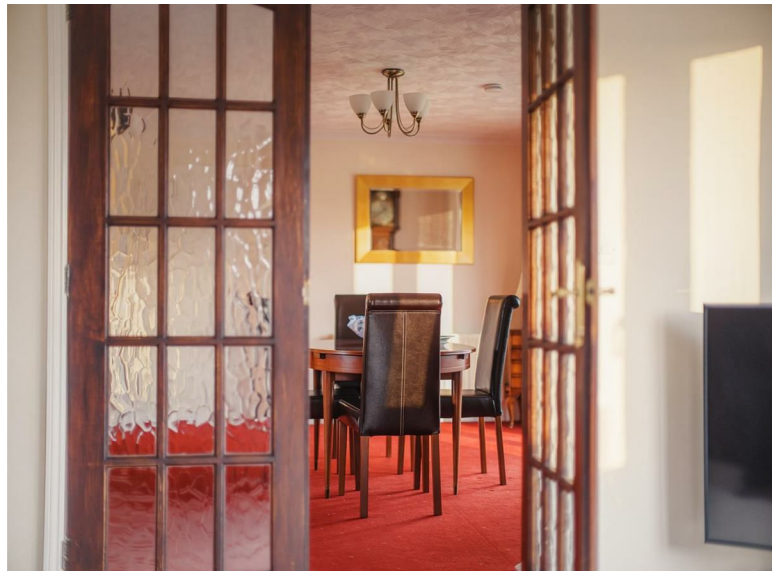
**MILLER
EVANS**



Merrington View, Preston Gubbals Road,
Bomere Heath, Shrewsbury, SY4 3LT

Freehold £550,000 Guide Price

- Superior detached residence, offering spacious and versatile accommodation throughout
- Entrance hall, sitting room, dining room, kitchen, conservatory
- Ground floor master bedroom with en-suite shower room
- Two first floor bedrooms and family bathroom; family room/bedroom 4
- Driveway with ample parking and large garage
- Enclosed rear garden with countryside views
- Sought after village location
- No Chain



The property is approached via a welcoming spacious entrance hall, creating an impressive first impression and giving access to the principal ground floor rooms. The through lounge is a particularly attractive feature of the home, offering generous proportions and plenty of natural light, making it an ideal space for both everyday living and entertaining. A large formal dining room provides excellent space for family meals and social gatherings and benefits from direct access to a conservatory, which enjoys pleasant views over the garden and surrounding countryside. The conservatory offers a bright and relaxing additional reception area, ideal for enjoying the garden outlook throughout the year. The well-appointed kitchen is fitted with a range of units providing ample storage and preparation space, making it a practical and functional area for day-to-day living.

A notable feature of the property is the spacious ground floor master bedroom, offering comfortable accommodation together with the convenience of en-suite facilities, making it ideal for those seeking ground floor living or guest accommodation. To the first floor, there are two large double bedrooms and a family bathroom. In addition, there is a substantial family room which offers excellent versatility and could easily serve as an additional bedroom, guest suite, hobby room, or home office.

The property occupies a desirable fringe-of-village position, combining a semi-rural outlook with convenient access to local amenities. Bomere Heath is a popular North Shropshire village situated approximately five miles north-west of Shrewsbury, surrounded by attractive open countryside while remaining conveniently placed for access to the town's wider range of shopping, schooling, and leisure facilities. The village offers a range of local amenities including a general store, public house, primary school and recreational facilities, together with an active community atmosphere.







INSIDE THE PROPERTY

ENTRANCE HALL

SITTING ROOM

26'9" x 13'7"

Sliding doors to garden. Double doors to:

DINING ROOM

17'0" x 14'3"

Sliding doors to:

CONSERVATORY

Windows and double doors to garden

KITCHEN

17'0" x 10'6"

Fitted with a range of matching wall and base units

REAR LOBBY

Door to side.

CLOAKROOM

Wash hand basin, wc

MASTER BEDROOM

15'8" x 16'3"

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from the dining

room to **GALLERIED LANDING**

BEDROOM 2

13'4" x 16'3"

Built in wardrobes

BEDROOM 3

14'3" x 13'6"

Built in wardrobes

FAMILY BATHROOM

Corner panelled bath

Wash hand basin, wc





FAMILY ROOM / BEDROOM 4
25'11" x 13'1"

OUTSIDE THE PROPERTY

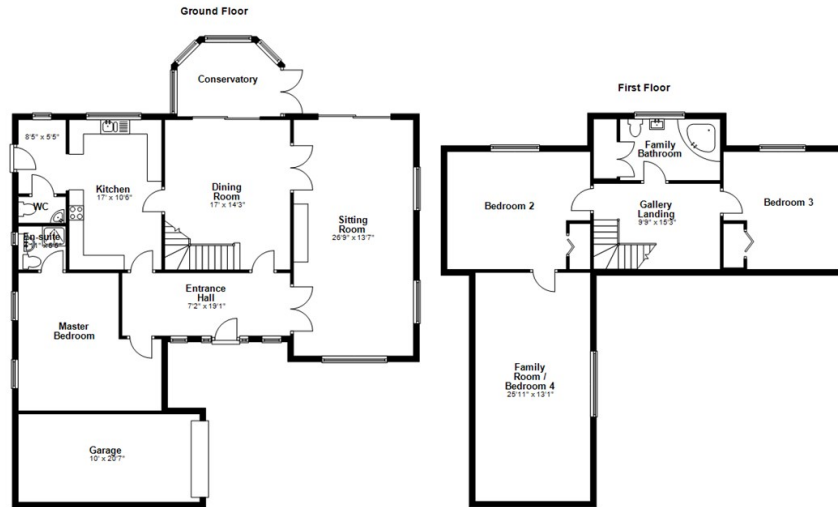
GARAGE
Electric door

To the front, the property is set back by an expansive forecourt, serving the garage and formal reception area.

To the rear, the generous, well-stocked garden is attractively landscaped and enjoys pleasant views over neighbouring fields and open countryside, creating a peaceful and picturesque setting.

HOW TO GET THERE

From the centre of Shrewsbury proceed north along Berwick Road (B5067) heading towards Baschurch. Continue for approximately 3–4 miles, passing through open countryside. After reaching the junction signposted for Bomere Heath, turn left and follow the road into the village continue through the village eventually turning right into Preston Gubt the left hand side.



Total area: approx. 2556.5 sq. feet
measured for specification purposes only, not to scale
 not professional survey plan

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 : E

LOCAL AUTHORITIES

Shropshire Council

