



Plot 25, The Burley, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

MILLER
EVANS

Plot 25, The Burley, Willow Rise, Bomere Heath, Shrewsbury

£330,000

Freehold

- 5% deposit paid worth £16,500* + save over £8,250 in luxury upgrades
- Includes flooring and turf to rear garden
- Spacious living room with French doors onto rear garden
- Well-proportioned kitchen and dining area
- Solar PV panels
- Downstairs WC and En suite to master bedroom
- Available to view by appointment.
- Energy efficient, fitted with solar panels and EV chargers
- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY DUE TO SPEC USED



5% deposit paid worth £16,500* + save over £8,250 in luxury upgrades. Featuring an open-plan kitchen and dining area, plus three bedrooms, the Burley offers a contemporary layout that you can adapt for your lifestyle. Open-plan kitchen and dining area, separate living room with French doors onto rear garden. Solar PV panels. 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

ENTRANCE HALL

WC
4'9" x 6'7"

LIVING ROOM
17'0" x 14'6"

DINING ROOM
8'0" x 4'11"

KITCHEN
7'0" x 6'7"

DOWNSTAIRS WC
3'4" x 5'3"

MASTER BEDROOM

10'3" x 9'11"

EN SUITE
6'5" x 6'8"

BEDROOM 2
9'8" x 8'7"

BEDROOM 3
7'1" x 9'5"

BATHROOM
6'5" x 7'1"

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*

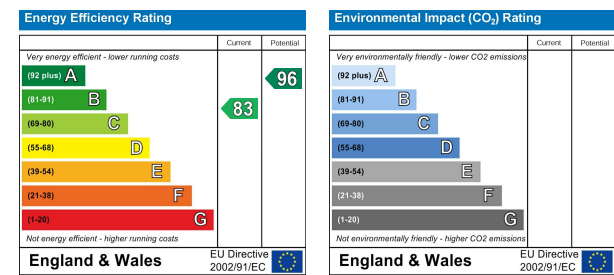
Exterior finishings

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



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

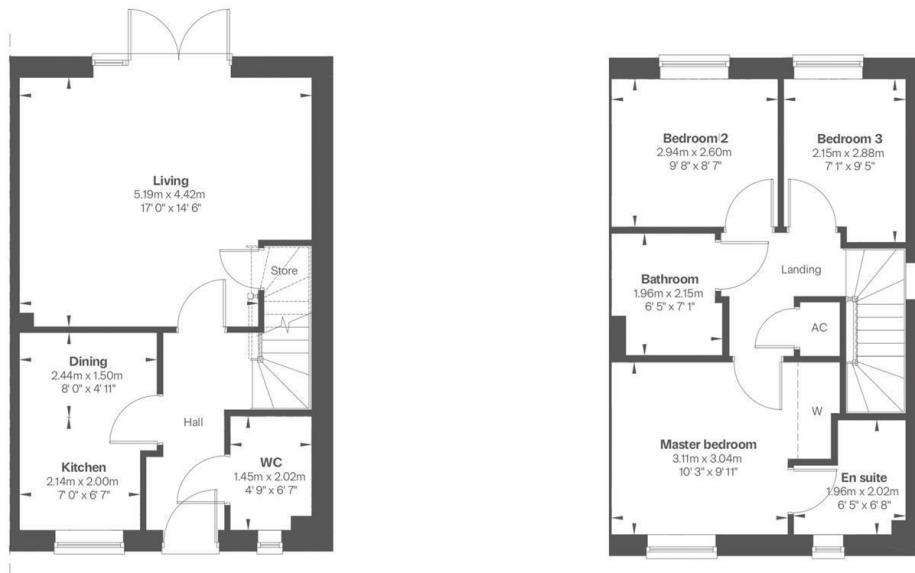
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

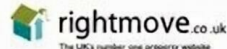
LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

MILLER EVANS



FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans