

Orchard End, Preston Gubbals Road, Bomere Heath,
Shrewsbury, SY4 3LT

Shrewsbury & Country House Sales

MILLER EVANS



Orchard End, Preston Gubbals Road, Bomere Heath, Shrewsbury, SY4 3LT

£460,000 Freehold

- A spacious much improved detached bungalow residence
- Living room and dining room
- Breakfast kitchen and utility
- Master bedroom with en suite shower room
- Two further bedrooms and shower room
- Double garage and driveway providing ample parking
- Neatly kept garden enjoying superb open views over neighbouring fields
- Popular edge of village location close to good local amenities
- No upward chain





This beautifully appointed and much improved, detached, three bedroom bungalow offers spacious and versatile accommodation briefly comprising; entrance porch, entrance hall, living room, kitchen/breakfast room, utility, dining room, master bedroom with en suite shower room, two further bedrooms and modern shower room. Double garage and driveway providing ample parking. Well stocked garden enjoying superb open views to the rear over neighbouring fields.

The property occupies a pleasant position on this popular residential area, close to good local amenities including; a Village Shop, Co-Op, Hairdressers, Public House, Primary School and a frequent bus service. The village is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.

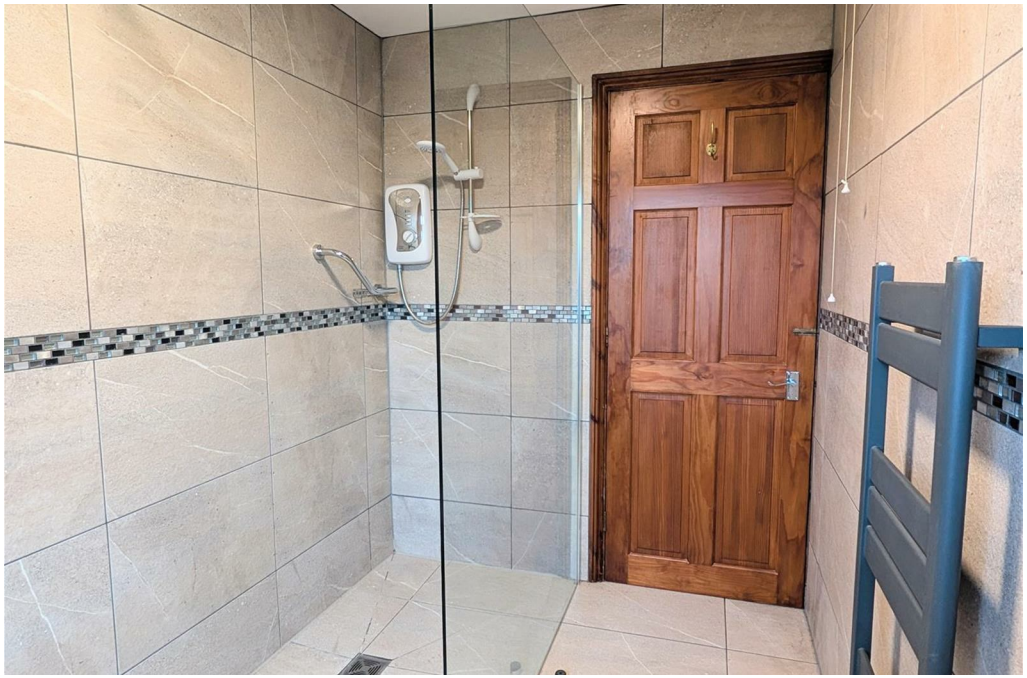

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ENTRANCE PORCH

ENTRANCE HALL
13'2" x 19'3"

LIVING ROOM
14'5" x 16'1"

KITCHEN / BREAKFAST ROOM
13'5" x 9'10"
Fitted with a range of modern units with integrated oven and dishwasher

UTILITY
9'7" x 5'11"

DINING ROOM
13'5" x 8'10"
Sliding doors to garden

INNER HALL

BEDROOM 1
9'10"x 13'2"
Built in wardrobes

EN SUITE SHOWER ROOM
9'10" x 5'9"
Shower room, wash hand basin, wc

BEDROOM 2
12'6" x 8'6"
Built in wardrobes

BEDROOM 3
9'3" x 6'7"

SHOWER ROOM
Modern suite with walk in shower, wash hand basin, wc

GARDENS AND GROUNDS

DOUBLE GARAGE
17'2" x 15'10"

The property is divided from the road by mature hedging and approached over a gravelled driveway providing ample parking and access to the garage.

The garden extends to the side and rear of the property and is laid to lawn with paved patio area providing ideal seating/entertaining space and enjoying views over the neighbouring fields. Further area of garden laid to gravel with raised vegetable beds, shrubs and mature trees. The garden is enclosed by mature hedging.



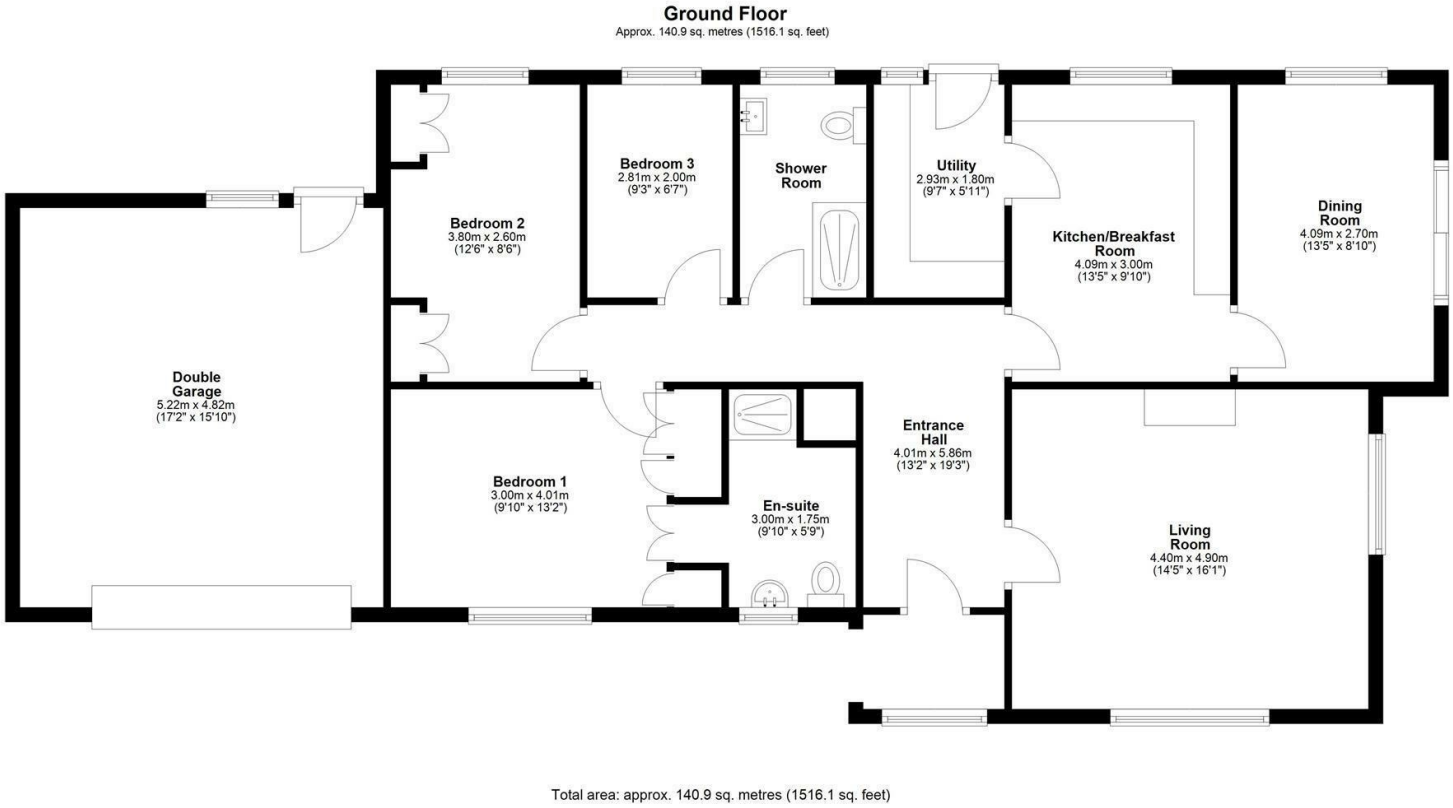




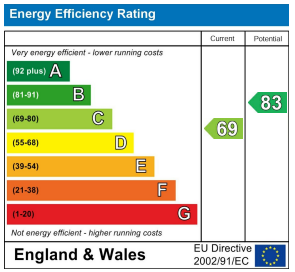


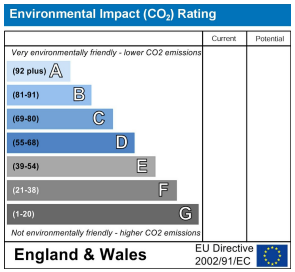
HOW TO GET THERE

When approaching from Shrewsbury take the A528 Ellesmere Road and on reaching the Ellesmere roundabout take the first left, onto Huffley Lane (signposted to Bomere Heath). Follow the road into the village and onto Shrewsbury Road. Proceed past the school and co-op and turn right at the cross-roads onto Preston Gubbals Road. The property will be found after a short distance on the left hand side.



Total area: approx. 140.9 sq. metres (1516.1 sq. feet)





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. Images may have been enhanced.
This property may be subject to additional management charges.

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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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

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