



9 Brook Road, Bomere Heath, Shrewsbury, SY4 3PU

Shrewsbury & Country House Sales

MILLER
EVANS



9 Brook Road, Bomere Heath, Shrewsbury,
SY4 3PU

£367,500

Freehold

- Well appointed semi-detached dormer bungalow residence
- Versatile accommodation over two floors
- Four bedrooms, bathroom and shower room
- Living room, dining room and garden room
- Kitchen and utility
- Large enclosed rear garden
- Popular and convenient village location close to amenities



This well appointed and deceptively spacious semi-detached dormer bungalow offers versatile accommodation arranged over two floors and briefly comprises; entrance porch, entrance hall, living room, dining room, garden room, kitchen, utility, bedroom and shower room to the ground floor, three bedrooms and bathroom to the first floor. Large enclosed rear garden. Off road parking. The property benefits from gas fired central heating, double glazing and roof and cavity wall insulation.

The property sit on a large plot and 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.







INSIDE THE PROPERTY

ENTRANCE PORCH

Built in store cupboard

ENTRANCE HALL

Built in store cupboard

LIVING ROOM

10'10" x 21'4"

Double doors to dining room.

KITCHEN

13'11" x 8'9"

Fitted with a range of matching wall and base units

Opening to:

DINING ROOM

10'10" x 12'1"

Double doors to:

GARDEN ROOM

French doors to rear garden



UTILITY

9'10" x 18'11"

Work surface with inset sink

Door to garden

Double doors to front

BEDROOM 3

13'11" x 6'7"

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

6'7" x 15'7"

Built in wardrobes

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc



BEDROOM 2

13'7" x 11'6"

Built in cupboard

BEDROOM 4

8'4" x 8'5"

Door to:

CHILDRENS DEN / STORE ROOM

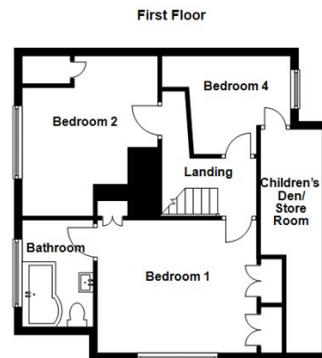
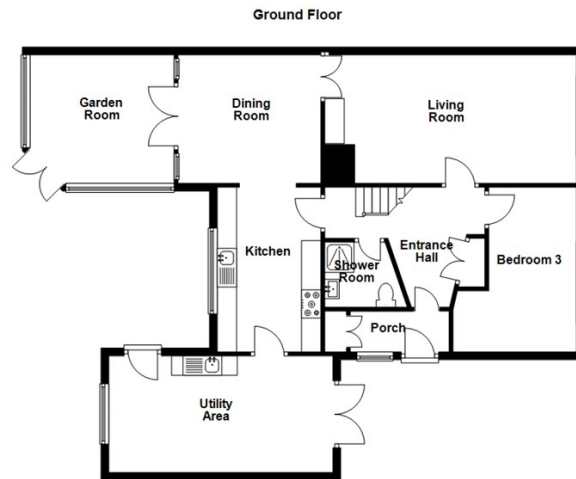
OUTSIDE THE PROPERTY

The property is approached over a tarmac driveway providing parking, flanked by front garden laid.

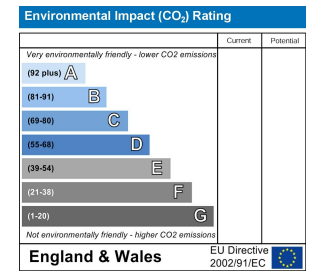
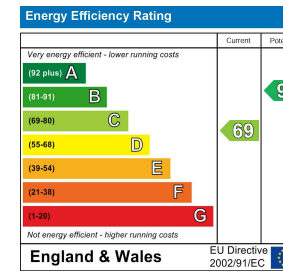
Extensive enclosed REAR GARDEN laid mainly to lawn with paved patio providing ideal seating/entertaining space.

HOW TO GET THERE

When approaching from Shrewsbury take the A528 Ellesmere Road and on reaching the Ellesmere roundabout take the first left, signposted to Bomere Heath. Follow the road into the village, continue past the cross roads and turn right into Brook Road, where the property will be found.



Total area: approx. 1727.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



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.

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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.

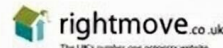
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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