



SAMUEL WOOD

Willowsmere Back Lane, Bomere Heath, Shrewsbury, Shropshire, SY4 3PL

Offers In The Region Of £350,000



Willowsmere Back Lane

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- Extended Character Cottage
- Four Versatile Reception Rooms
- Three Spacious Double Bedrooms
- Off-Road Parking and Carport
- NO UPWARD CHAIN
- Sought-After Village Location
- Charming Shaker-Style Kitchen
- Potential Self-Contained Annexe Space
- South-Facing Private Rear Garden
- EPC Rating D

Nestled in the desirable village of Bomere Heath, Willowsmere is a beautifully extended cottage that perfectly balances tranquil countryside charm with modern convenience. Offered with no upward chain this distinctive home is ready for new owners to make it their own. Occupying a prime corner plot the property boasts a sun-drenched south-facing rear garden that is ideal for outdoor living, gardening or family relaxation. Beyond the gated entrance you'll discover well-maintained lawns mature trees and secluded seating areas. Viewing is highly recommended to fully appreciate the space character and flexibility on offer.

Stepping inside the home reveals a wealth of character including exposed brickwork wood panelling cast iron fireplaces and a dual aspect log burner that brings warmth and atmosphere to both the living room and conservatory. The four reception rooms offer exceptional flexibility and are ideal for entertaining working from home or multi-generational living. The shaker style kitchen is both charming and practical with oak worktops a Belfast sink and a five burner gas range cooker set into a rustic chimney breast. There is also an integrated dishwasher and space for additional appliances and the adjacent dining room provides plenty of room for lively family meals or dinner parties.

The downstairs layout includes a garden room that could serve as a fourth bedroom a handy shower room and a conservatory that can be enjoyed year round. This space offers potential as a self contained annexe playroom or office depending on your needs.

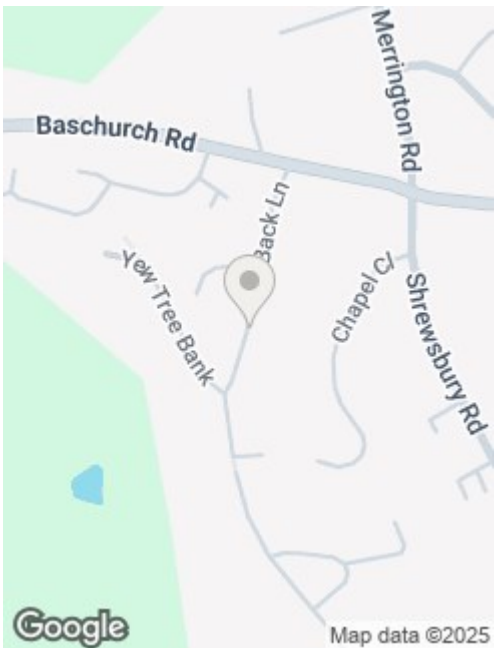
Upstairs there are three generous double bedrooms full of character including the main bedroom with an ensuite and built in wardrobes. The second and third bedrooms feature beautiful cast iron fireplaces and the family bathroom is a standout feature with a traditional freestanding clawfoot bath.

The generous driveway provides off-road parking for up to four vehicles and a carport offers additional shelter.

Located just a short walk from local amenities schools countryside trails and a welcoming village pub this is a property that offers lifestyle as much as location.







Directions

What3Words [///case.brew.balance](https://www.what3words.com/case.brew.balance)

Services: We understand that the property has mains gas mains electricity, mains water and mains drainage.

This home also benefits from a modern solar panel system to help reduce energy costs and lower your environmental impact.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 900 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor

Floor area 86.6 sq.m. (932 sq.ft.)



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First Floor

Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 132.5 sq.m. (1,426 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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