



Plot 5, Morgan, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

MILLER  
EVANS







## Plot 5, Morgan, Willow Rise, Bomere Heath, Shrewsbury

**£620,000**

Freehold

- Former showhome - Fully furnished and ready to move into - Sold as seen
- A brand new detached family house - Save up to £21,250\* in luxury upgrades
- Living room and dining room, four bedrooms, two en suite and bathroom
- Open plan kitchen and family room with utility
- Cloakroom
- Garage and parking
- Popular village location
- Energy efficient, fitted with solar panels and EV chargers
- Former showhome Fully furnished and ready to move into Sold as seen



This brand new four bedroom detached home offers generous living areas. Save up to £21,250\* in luxury upgrades. Former showhome - Fully furnished and ready to move into - Sold as seen. The Morgan is designed for families who enjoy spending time together but also appreciate space of their own. Open-plan kitchen, dining and family area with bi-fold doors onto rear garden, utility room off the kitchen with a side door to rear garden, separate living and dining room spaces. Four bedrooms, two with en suite's and a family bathroom. Garage and parking. Enclosed garden. Energy efficient, fitted with solar panels and EV chargers.

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

### CLOAKROOM

4'9" x 6'4"

Wash hand basin, wc

### LIVING ROOM

11'11" x 16'1"

Window to the front

### DINING ROOM

11'11" x 10'0"

Bay window to the front

### OPEN PLAN KITCHEN

12'9" x 13'2"

### DINING / FAMILY ROOM

19'10" x 11'2"

Bi fold doors to garden

### UTILITY

6'10" x 6'5"

Door to side of property

A STAIRCASE rises to the FIRST FLOOR LANDING

### MASTER BEDROOM

11'11" x 14'6"

Built in wardrobes



### EN SUITE

5'3" x 7'9"

### BEDROOM 2

12'2" x 10'1"

### EN SUITE

7'3" x 4'10"

### BEDROOM 3

12'5" x 9'5"

### BEDROOM 4

11'11" x 8'7"

### FAMILY BATHROOM

8'8" x 6'5"

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

#### Interior finishings

- Panel grained cottage style doors
- Ovolo moulding skirting and architrave
- Ash/Oak handrail to staircase
- Compact style radiators with TRV's
- 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
- Hagar 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

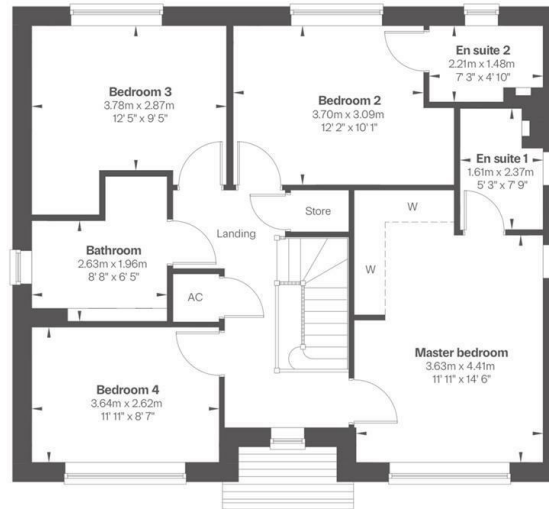
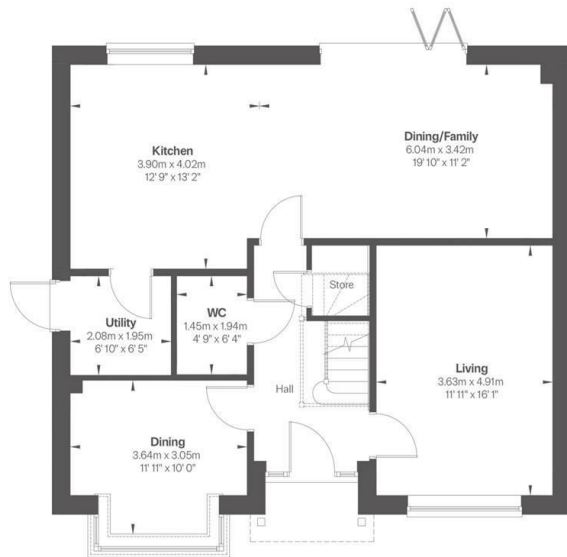
#### Peace of mind

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



## HOW TO GET THERE

When approaching from Shrewsbury proceed along the A5067 (Berwick Road). Follow this road for approximately 4 miles, eventually turning right towards Bomere Heath. Proceed under the railway bridge and turn left onto Shrewsbury Road. Continue past the cricket club and Willow Rise will be found on the left hand side.



| 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                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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. 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.

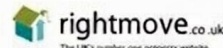
Council Tax Band :

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER  
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FIND OUR PROPERTIES ON:



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

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
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