

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

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

**Offers in the Region
of £415,000**

To view this property please call us on **01743 236 800** Ref: C7756/WM/KQ

This well appointed semi-detached dormer bungalow residence offers versatile accommodation over two floors.

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" (3.31m x 6.49m)

Double doors to dining room.

KITCHEN

13'11" x 8'9" (4.24m x 2.67m)

Fitted with a range of matching wall and base units

Opening to:

DINING ROOM

10'10" x 12'1" (3.31m x 3.68m)

Double doors to:

GARDEN ROOM

French doors to rear garden

UTILITY

9'10" x 18'11" (3.00m x 5.77m)

Work surface with inset sink

Door to garden

Double doors to front

BEDROOM 3

13'11" x 6'7" (4.24m x 2.00m)

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" (2.00m x 4.76m)

Built in wardrobes

EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc

BEDROOM 2

13'7" x 11'6" (4.13m x 3.50m)

Built in cupboard

BEDROOM 4

8'4" x 8'5" (2.54m x 2.56m)

Door to:

CHILDRENS DEN / STORE ROOM

OUTSIDE THE PROPERTY

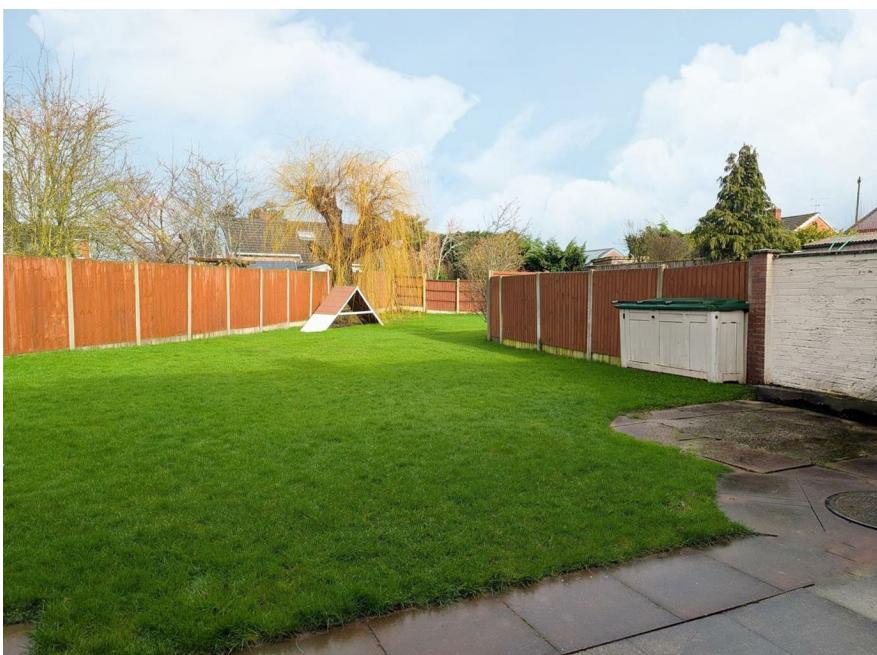
The property is approached over a tarmacadam driveway providing parking, flanked by front garden laid.

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



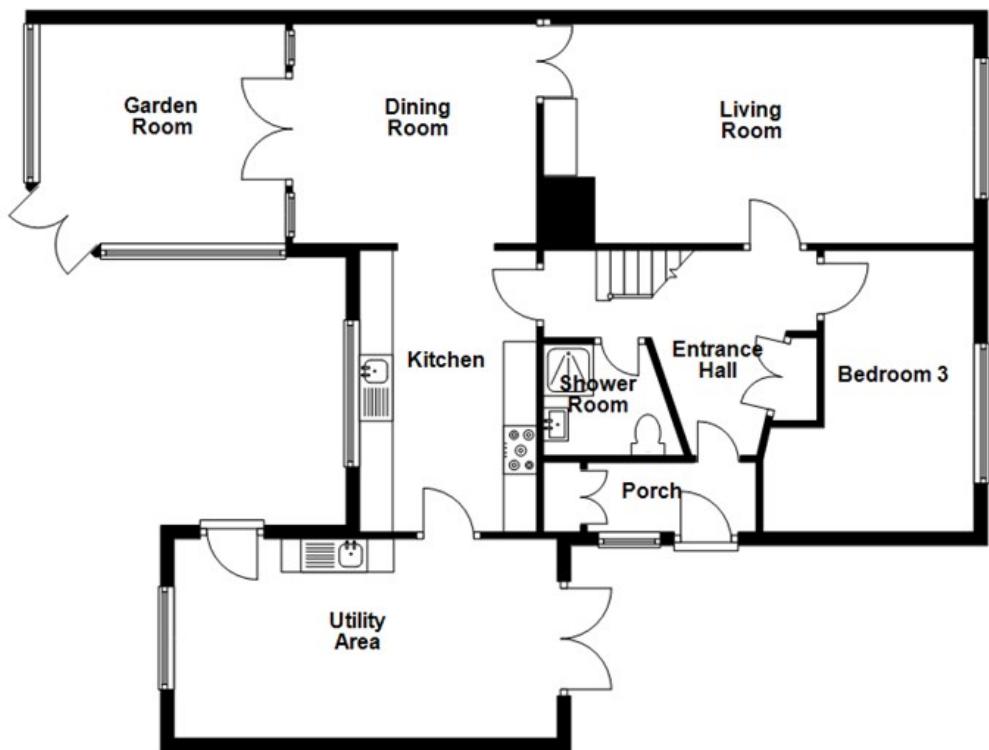




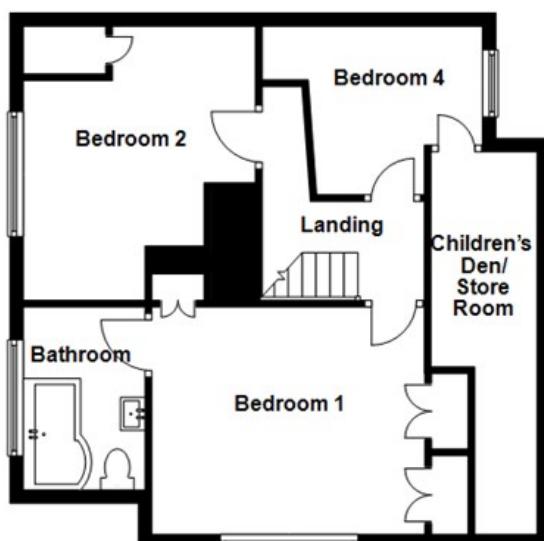


FLOOR PLANS ...

Ground Floor



First Floor



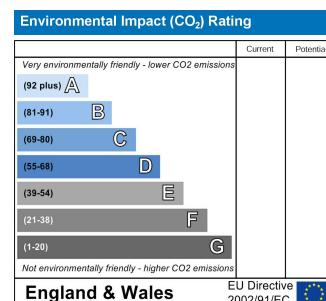
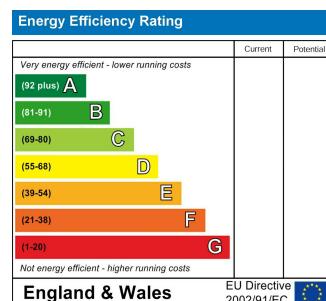
Total area: approx. 1727.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

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.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

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.

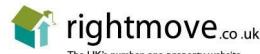
IMPORTANT NOTICE

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.

DO YOU HAVE A PROPERTY TO SELL?

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Tel: 01694 724700



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