

9 BROOK ROAD

BOMERE HEATH | SHREWSBURY | SY4 3PU

Halls 1845



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Shrewsbury 6 miles | Telford 17.9 miles
(all mileages are approximate)

A GENEROUSLY PROPORTIONED SEMI-DETACHED DORMER BUNGALOW, OFFERING SPACIOUS ACCOMMODATION WITH EXCELLENT OUTSIDE SPACE, LARGE GARDENS AND DRIVEWAY PARKING.

Beautifully presented and updated throughout
Large sitting room with feature fireplace
Superb garden room
Practical attached garage/utility with fitted units
Impressive private frontage with extensive driveway parking

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///reverses.extend.brings

From Shrewsbury take the B5067 towards Baschurch and after some distance take the first turning right signposted Bomere Heath. Go under a railway bridge and turn immediately left. Proceed past the cricket club into the village past the shops and pub, then proceed on over the cross roads and take the first right turning into Brook Road.

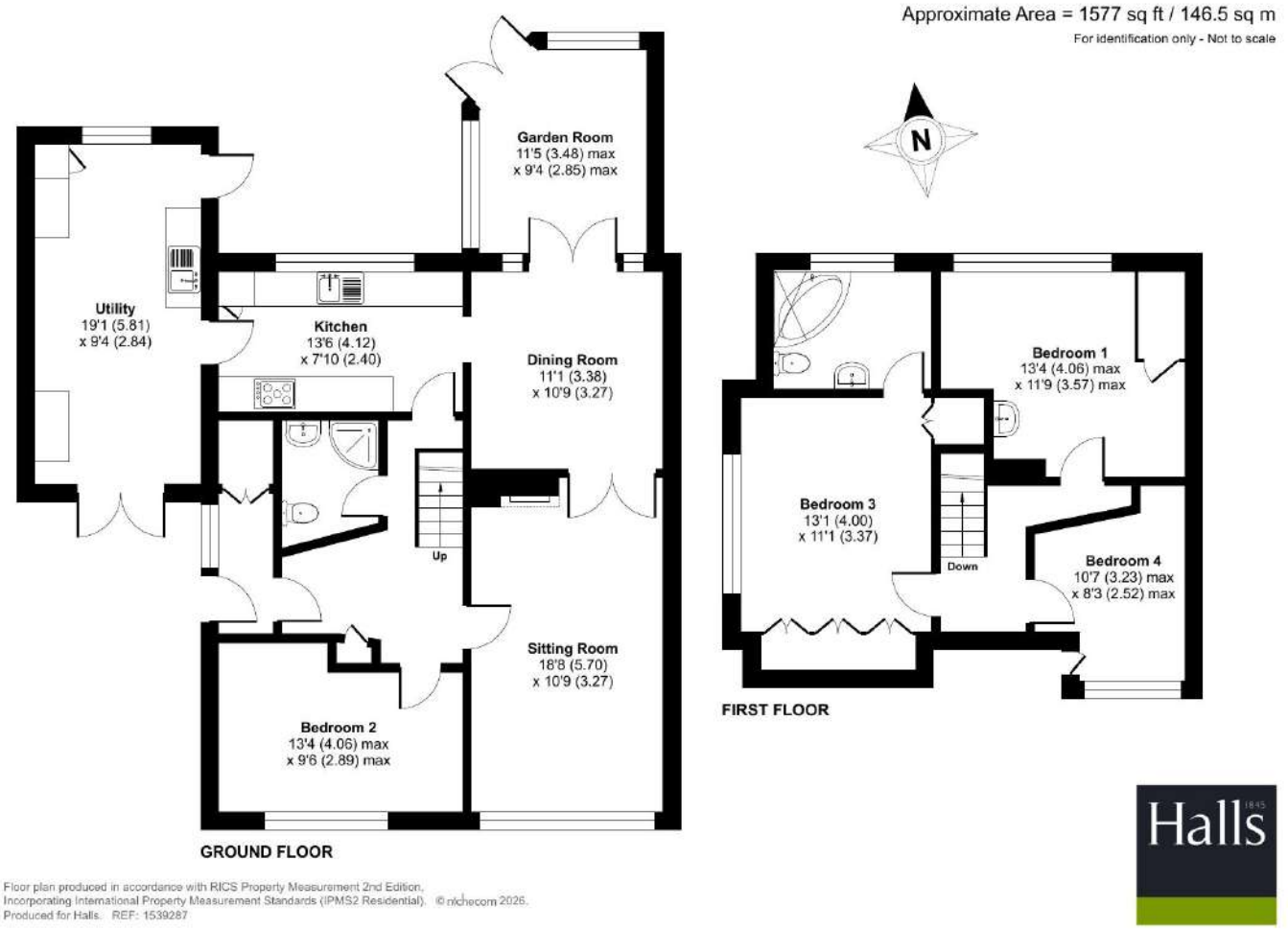
SITUATION

The property occupies a particularly convenient position on the fringe of a popular village, enjoying a lovely setting whilst remaining within a short walk of a good selection of local amenities. These include a local store, post office, public house, hairdressers, takeaway facilities and primary school, together with tennis and cricket clubs.

The surrounding area also provides excellent opportunities for enjoying the open countryside, with pleasant walks readily accessible from the property. Shrewsbury town centre is approximately a 10-15 minute drive away and offers a comprehensive range of shopping, social and leisure facilities, together with a railway station providing regional and national connections.

PROPERTY

The accommodation is particularly well laid out and offers a lovely degree of flexibility. The ground floor comprises an entrance porch opening into a good-sized reception hall with useful storage, a large sitting room with feature fireplace and separate dining room, which leads through to the fitted kitchen and garden room.



The former garage has been partially converted to provide a very practical utility area, although it could readily be reinstated as a garage if desired. There is also a double bedroom and modern shower room on this floor.

On the first floor are three further bedrooms, all benefiting from built-in storage, with the principal bedroom having en-suite facilities. There is also excellent additional eaves storage, including a particularly generous area which has previously been utilised as a child's den or playroom.













OUTSIDE

Outside, the property occupies a generous plot with an impressive private rear garden, predominantly laid to lawn and complemented by a paved sun terrace and a variety of mature trees. The garden provides an excellent degree of privacy and space for outdoor entertaining, with access to the useful workshop adjoining the garage/utility.

To the front, a substantial driveway provides parking for up to six vehicles, with ample additional space for a caravan or motorhome, alongside a lawned garden. The property further benefits from uPVC double glazing and gas-fired central heating throughout.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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