



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Pool Meadow Close, Bomere Heath, Shrewsbury,
SY4 3NY**

£475,000 Region

To view this property please call us on **01743 236 800** Ref: C7697/WM/KQ

A superior, well presented, detached, four bedroom family home occupying a pleasant cul-de-sac position.

This superior four bedroom detached family home offers spacious accommodation briefly comprising; entrance hall, dining room, living room, snug, kitchen, utility, cloakroom, master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and parking. Good sized landscaped rear garden. The property benefits from double glazing and gas fired central heating.

The property is situated on an exclusive development within the sought after village of Bomere Heath. Local amenities include; Co-op supermarket, public house, primary school, hairdresser and post office. Bomere Heath is approximately 5 miles from the centre of Shrewsbury, whilst also being well placed for access to the Shrewsbury by-pass.



INSIDE THE PROPERTY

ENTRANCE HALL

DINING ROOM

12'3" x 8'8" (3.74m x 2.65m)
Large window to the front

LIVING ROOM

15'4" x 11'6" (4.68m x 3.51m)
Bay window to the front
Feature fireplace
French doors to:

SNUG

11'11" x 11'6" (3.64m x 3.51m)
Bi-fold doors to rear garden

KITCHEN

11'3" x 15'5" (3.42m x 4.71m)
Range of matching wall and base units
Two windows overlooking rear garden

UTILITY

5'9" x 5'8" (1.75m x 1.72m)
Base unit with inset sink
Door to side

CLOAKROOM

Wash hand basin, wc

MASTER BEDROOM

11'5" x 14'9" (3.49m x 4.49m)
Built in wardrobes
Large window to the front

EN SUITE SHOWER ROOM

Large walk in shower
Wash hand basin, wc
Window

BEDROOM 2

9'11" x 11'10" (3.01m x 3.61m)
Window to the rear

BEDROOM 3

18'1" x 8'4" (5.51m x 2.54m)
Window to rear
Store cupboard

BEDROOM 4

9'11" x 6'6" (3.01m x 1.97m)
Window to the rear

BATHROOM

Panelled bath
Shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

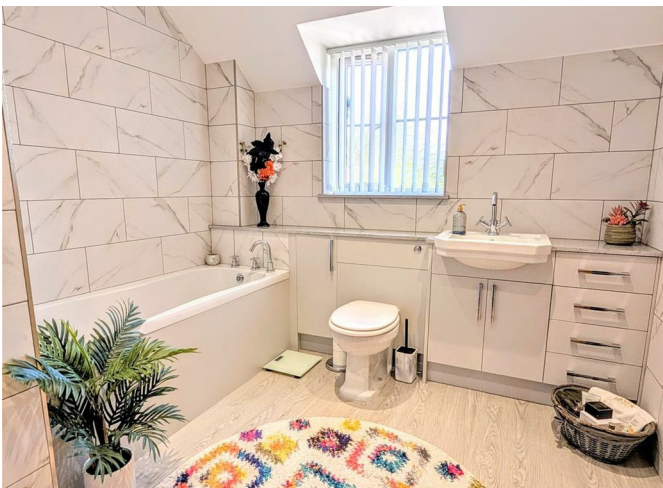
DOUBLE GARAGE

The property is approached over a double width tarmacadam driveway, providing ample parking and access to the Garage. Neatly kept lawned area to the front with well stocked floral and shrubbery borders.

Gated pedestrian access to the attractive landscaped REAR GARDEN which is laid to lawn with paved patio and well stocked inset shrub beds and borders.



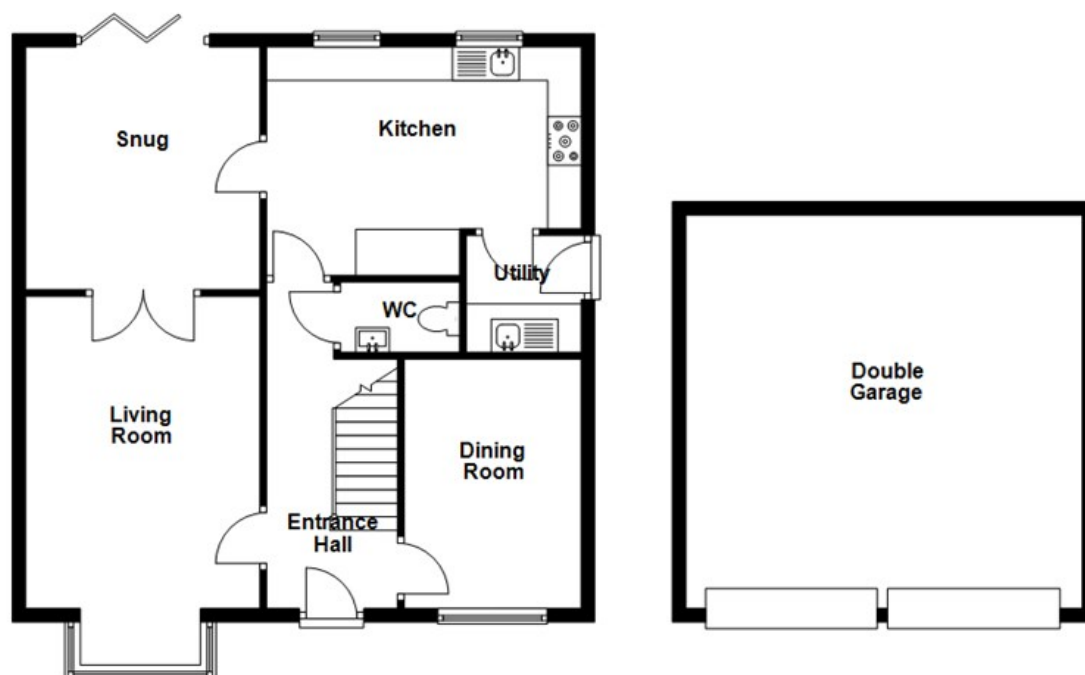




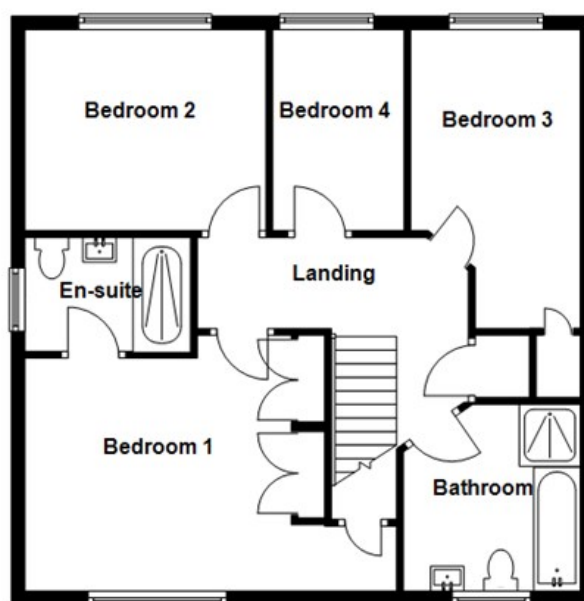


FLOOR PLANS ...

Ground Floor



First Floor



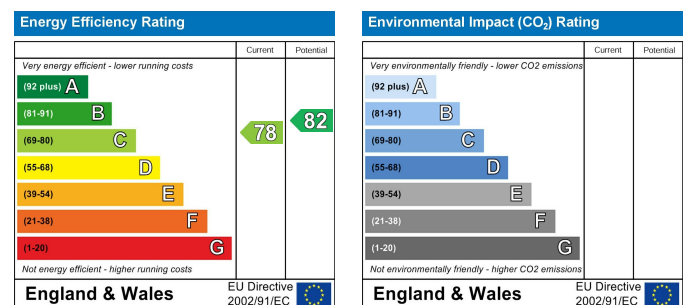
Total area: approx. 1891.6 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5067 Berwick Road. Follow this road for approximately 4 miles, eventually turning right on the bend (Signposted to Bomere Heath). Continue under the railway bridge, turning left onto Shrewsbury Road. Continue into the village of Bomere Heath and proceed over the mini-island and take the 2nd right onto Windsor Lane. Follow the road round, eventually turning left onto Pool Meadow, where the property will be found on the left hand side.

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: E

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?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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
Tel: 01694 724700



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