



Plot 23, The Comber, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

**MILLER
EVANS**

Plot 23, The Comber, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£370,000 Region

- 5% Deposit paid worth £18,500. T&C apply.
- Open-plan kitchen and dining area, separate utility space
- Separate living room with French doors onto rear garden
- En suite to master bedroom
- Energy efficient, fitted with solar panels and EV chargers
- IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY DUE TO SPEC USED
- Available to view by appointment.



5% Deposit paid worth £18,500. Featuring an open-plan kitchen and dining area, plus three bedrooms, the Comber offers a contemporary layout that you can adapt for your lifestyle. Open-plan kitchen and dining area, separate utility space, separate living room with French doors onto rear garden. Solar PV panels. En suite to master bedroom.

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

LIVING ROOM
10'7" x 18'2"

KITCHEN/DINING ROOM
9'2" x 18'2"

UTILITY
6'9" x 6'4"



DOWNSTAIRS WC
3'4" x 5'3"

MASTER BEDROOM
9'3" x 12'0"

EN SUITE
9'3" x 5'10"

BEDROOM 2
10'7" x 10'6"

BEDROOM 3
10'7" x 7'4"

BATHROOM
6'10" x 5'7"

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
Vanity units to master en suite

Interior finishings

Panel grained cottage style doors

Ovolo moulding skirting and architrave
Ash/Oak handrail to staircase
Compact style radiators with TRVs
Master bedroom with sliding doors*

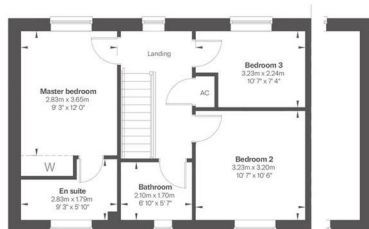
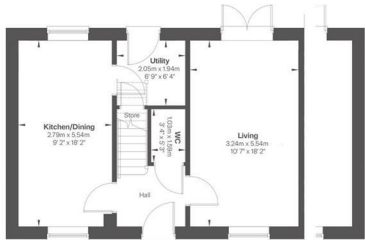
Electrical and lighting

Downlight with PIR to front and rear
Hive Heating & Hot Water Thermostat
Hive mini hubless thermostat – secondary
source
Hager 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



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Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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 : B

LOCAL AUTHORITIES

Shropshire Council

**MILLER
EVANS**