



Plot 14, The Horne, Willow Rise, Bomere Heath, Shrewsbury SY4 3QR

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Plot 14, The Horne, Willow Rise, Bomere Heath,  
Shrewsbury SY4 3QR

**£479,950**

Freehold

- Brand new detached house
- Four bedrooms, en suite and bathroom
- Living room
- kitchen, dining room
- Cloakroom and utility
- Energy efficient, fitted with solar panels and EV chargers
- 5% deposit paid worth £24,000 + save over £12,750 in luxury upgrades T&Cs apply
- Popular village location

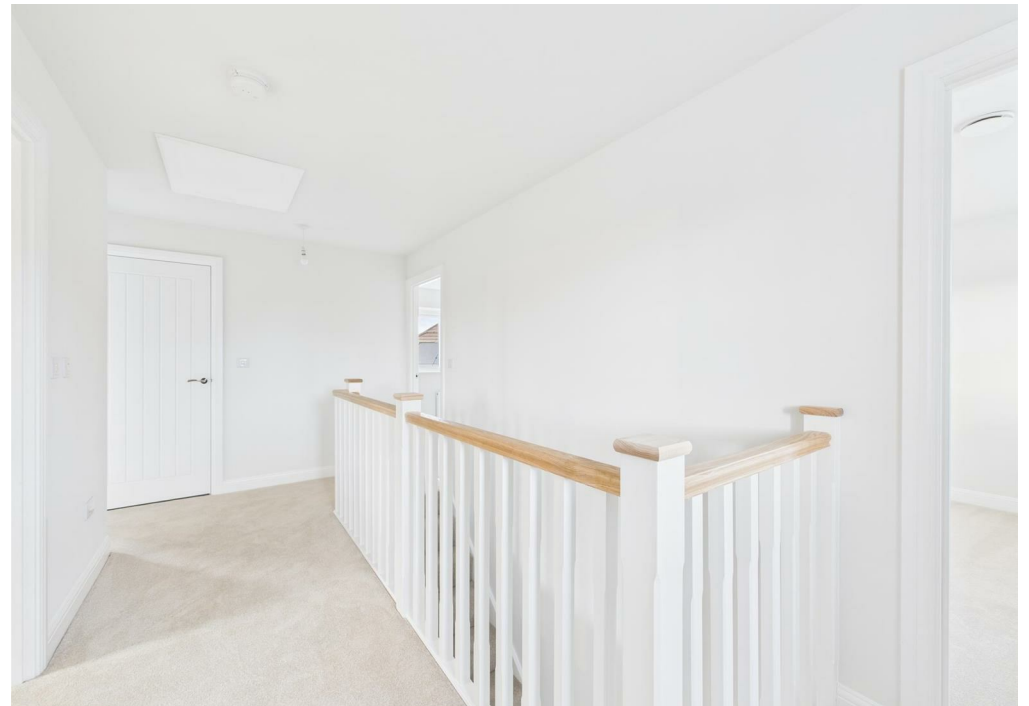


Available now - ready to move into. The Horne is a detached new house which includes Quartz worktop and integrated dishwasher, carpets and flooring included throughout, open views from front of home, open-plan kitchen and family area, utility store off the kitchen, separate living room with French doors onto rear garden

Separate dining room or study space, built-in wardrobes and en suite to master bedroom.  
5% deposit paid worth £24,000\* + save over £12,750 in luxury upgrades - T&Cs apply.

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**  
6'10" x 3'3"

**KITCHEN**  
10'8" x 10'10"

**UTILITY**  
6'10" x 7'2"

**DINING ROOM**  
11'2" x 9'10"

**LIVING ROOM**  
11'7" x 15'00"

A STAIRCASE rises to a FIRST FLOOR LANDING

**MASTER BEDROOM**  
10'9" x 13'6"

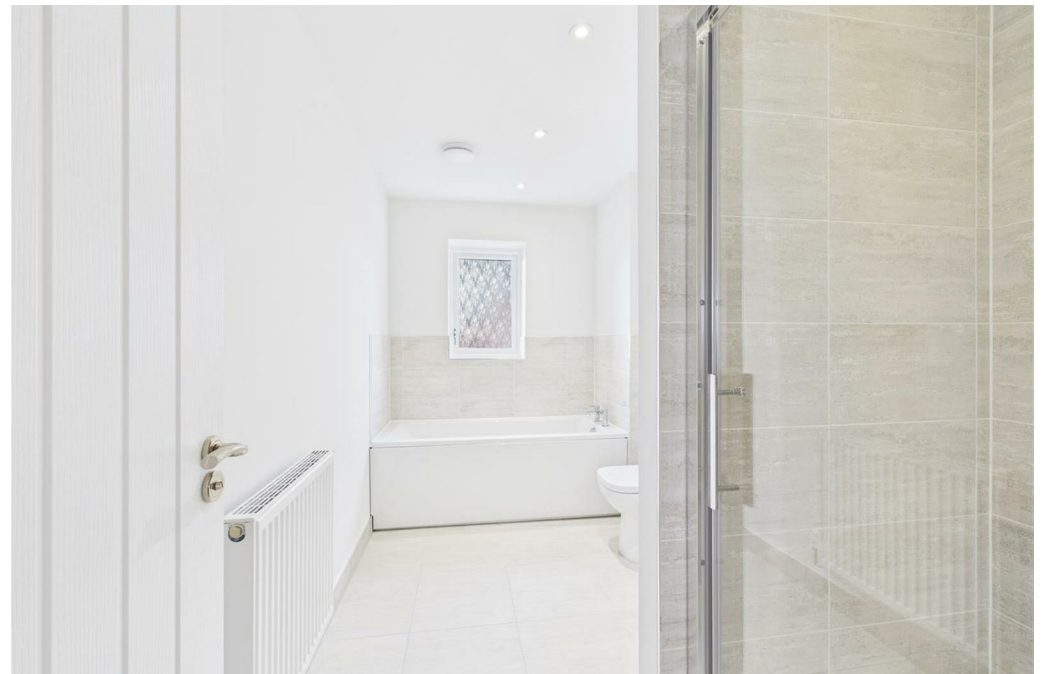
**EN SUITE**  
8'0" x 5'9"

**BEDROOM 2**  
11'2" x 8'10"

**BEDROOM 3**  
9'8" x 9'4"

**BEDROOM 4**  
10'9" x 8'10"

**MAIN BATHROOM**  
11'2" x 6'5"



## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		93	(92 plus) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

## 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.

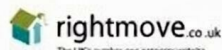
Council Tax Band : F

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER  
EVANS**

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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