



SAMUEL WOOD

14 The Wickets, Bomere Heath, Shrewsbury, Shropshire, SY4 3PB

Price Guide £365,000



 4  2  2  B

This stunning, contemporary detached family home was built by Galliers on the sought after Bomere Green development in the village of Bomere Heath, approx 5 miles north of Shrewsbury. The village has a good range of amenities including an excellent primary school and is also within the catchment area for the very popular Corbett secondary school in the village of Baschurch. The property has had a number of upgrades including: granite worktops, modern kitchen units and wood effect tiled flooring. The accommodation includes a good sized kitchen/breakfast room with adjoining utility room, living room with bay window and the garage has been converted making an ideal home office or playroom. The first floor comprises family bathroom and four good sized bedrooms - one with en-suite. Viewing is recommended. EPC Rating B.

- Four Bedroom Detached Family Home
- Village of Bomere Heath
- Stunning and Contemporary Accommodation
- Good Size Breakfast Kitchen
- Utility Room
- Office/Playroom
- Integrated Garage
- Gas Fired Central Heating
- EPC Rating B

Covered Canopy Entrance

Composite door to:

Entrance Hall

Wood effect tiled floor, stairs to the first floor, doors to the living room, cloakroom, kitchen/dining room and garage/home office/play room.

Guest Cloakroom WC

Comprising: Wash hand basin and WC.

Living Room 19'1" x 10'6" (5.82 x 3.20)

Bay window to the front of the aspect, TV point, radiator.

Garage Conversion/Home Office/Play Room 16'11'0" x 8'8"

Radiator, ceiling spotlights.

Kitchen 11'1" x 10'11" (3.38 x 3.33)

An upgraded fitted kitchen with jay handle modern gloss units with granite worktop, sink unit, integrated appliances include: dishwasher, fridge freezer, oven and gas hob with extractor over, window to the rear.

Dining Area 13'5" x 10'3" (4.09 x 3.12)

French door leads out to the rear garden, wood effect floor tiles, radiator.

Utility Room 7'7" x 5'5" (2.31 x 1.65)

Door to the side and window to the rear, contrasting base units, sink.

From the entrance hall, the staircase ascends to the first floor accommodation.

Landing

Serving four bedrooms and family bathroom.

Bedroom 1 12'10" x 12'2" (3.91 x 3.71)

Window to the rear, radiator.

En-Suite 7'0" x 6'0" (2.13 x 1.83)

Modern shower suite comprising: shower enclosure, WC, wash hand basin, radiator, tiled floor, tiled walls and opaque window to the side.

Bedroom 2 11'3" x 10'7" (3.43 x 3.23)

Window to the front aspect, radiator.

Bedroom 3 14'1" x 8'10" (4.29 x 2.69)

Window to the rear and radiator.

Bedroom 4 16'3" x 7'9" (4.95 x 2.36)

Window to the front aspect, radiator.

Family Bathroom 8'11" x 7'9" (2.72 x 2.36)

Comprising: panel bath, shower cubicle, WC, wash hand basin, heated towel rail, tiled floor, tiled splash areas, opaque window to the side.

Rear Garden

With patio area, hard-standing, electrics and water for a hot tub, the remainder of the garden is laid to lawn with timber boundary fencing.

Outside

The property is approached over a good sized herringbone patterned driveway providing parking for 2 / 3 vehicles, the remainder is laid to lawn.

Services

We understand that the property has gas, mains electricity, mains water and mains drainage.

Local Authority

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

Council Tax Band: tbc

Tenure

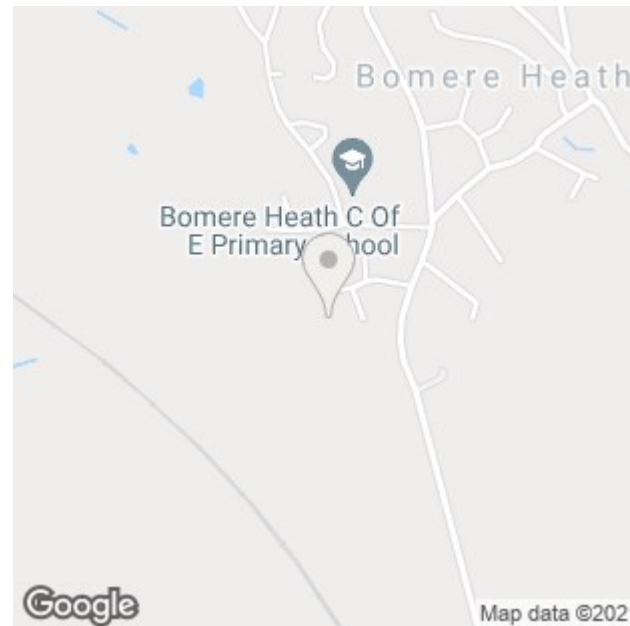
We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

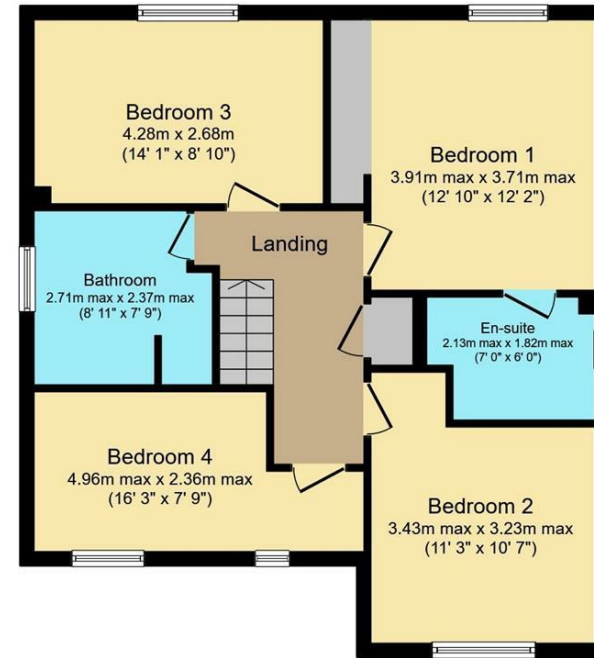
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor



First Floor

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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