



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Redlands, Windsor Lane, Bomere Heath,  
Shrewsbury, SY4 3NH**

**£350,000 Region**

To view this property please call us on **01743 236 800** Ref: C7347/GM/KQ

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# An immaculately presented, much improved and spacious four bedroom detached dormer bungalow.

This immaculately presented, much improved and spacious three/four bedroom detached property provides well planned and well proportioned accommodation throughout with all rooms presented to an exacting standard. The accommodation has been extensively improved and modernised by the current owners and includes; PVCu double glazing and gas fired central heating. The accommodation briefly comprises; entrance hall, lounge with a log burner, kitchen/breakfast room, utility, cloakroom, dining room/bedroom 4, further ground floor bedrooms and modern bathroom. There are two further double bedrooms and modern shower room to the first floor. Generous driveway and garage. Enclosed rear garden. Viewing highly recommended.

The property is pleasantly situated within the popular village of Bomere Heath, with a good range of local amenities including a primary school, village shop, co-op, hairdressers, Church and on a frequent bus service to the town centre.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Tiled floor

### LOUNGE

11'11" x 15'4" (3.62m x 4.68m)

Attractive fireplace with log burner

Window to the front

### KITCHEN / BREAKFAST ROOM

9'10" x 15'4" (3.00m x 4.68m)

Fitted with an extensive range of matching wall and base units comprising of cupboards and drawers with oak work surface over and tiled splash

Range of integrated appliances including a gas hob with extractor over and oven beneath, combination microwave oven, dishwasher

Space for fridge freezer

Wall mounted gas fired central heating boiler

Wood effect flooring

Window to the rear overlooking the garden

Ceiling spotlights

Fitted breakfast bar

### UTILITY

8'6" x 6'7" (2.59m x 2.00m)

Fitted with a range of wall and base units with wood effect worktops over and store cupboards beneath

Tiled splash

Wood effect flooring

Space and plumbing for white goods

Ceiling spotlights

Door to rear garden

Door to garage.

### CLOAKROOM

Modern white suite comprising;

Wash hand basin, wc

### DINING ROOM / BEDROOM 4

10'0" x 10'0" (3.04m x 3.06m)

Window to the front

### BEDROOM 1

11'9" x 10'0" (3.58m x 3.06m)

Fitted wardrobes with sliding mirror fronted doors

Wood effect flooring

French doors to rear garden

### BATHROOM

Modern white suite comprising;

Panelled bath with shower screen and hand held shower attachment

Wash hand basin, wc

Tiled walls and floor

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

### BEDROOM 2

15'1" x 10'2" (4.61m x 3.10m)

Windows to the front and side

### BEDROOM 3

9'0" x 14'9" (2.75m x 4.50m)

Window to the front

Range of fitted wardrobes with sliding mirror fronted doors

### SHOWER ROOM

Modern white suite comprising;

Tiled shower cubicle

Wash hand basin, wc

Ceiling spotlights

Velux window

Tiled floor and walls

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door, side access door, concrete floor, power and lighting.

The property is approached over a generous driveway providing ample parking and leading to the garage.

There is a neatly kept and good sized REAR GARDEN laid to lawn with generous sun terrace with Pergola, herbaceous borders. Outside water tap. Gateway leading to the front. The whole is enclosed on all sides by closely boarded wooden fencing.

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## FLOOR PLANS ...

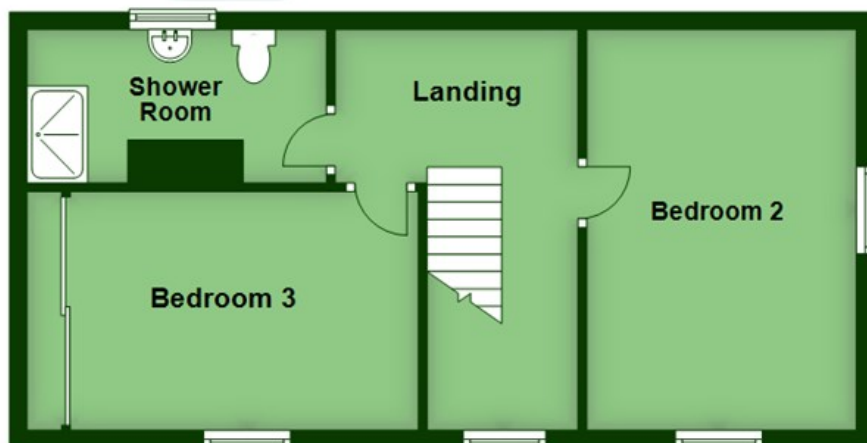
### Ground Floor

Approx. 944.1 sq. feet



### First Floor

Approx. 473.9 sq. feet



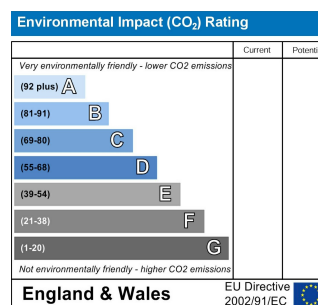
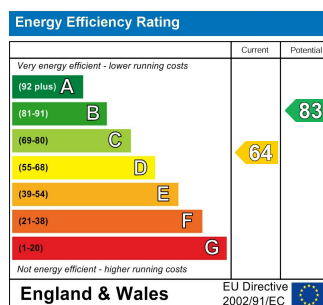
Total area: approx. 1418.0 sq. feet

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

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed out of town along Berwick Road. After some distance, turn right to Bomere Heath. At the T Junction under the railway bridge, bear left onto the Shrewsbury Road towards Bomere Heath. On entering the village, proceed over the mini-island, taking the first right onto Windsor Lane. Continue for a short distance, 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: D

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

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