



Plot 62, The Heygate, Willow Rise, Bomere Heath, Shrewsbury

Shrewsbury & Country House Sales

**MILLER
EVANS**

Plot 62, The Heygate, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£545,000

- 5% Deposit paid worth £27,250. T&C apply.
- Open plan kitchen, dining and family area with French doors onto rear garden
- Utility store off the kitchen with side door access
- Separate study and living room
- En suite to master bedroom
- Four spacious bedrooms around a central staircase
- Feature bay window at the front, south facing garden
- Energy efficient, fitted with solar panels and EV chargers
- Detached double garage with private driveway



5% Deposit paid worth £27,250. While an open-plan kitchen and dining area provides a hub for family mealtimes, the separate living room, study and four bedrooms offer ample space for work and relaxing too. Open-plan kitchen, dining and family area with French doors onto rear garden. Utility store off the kitchen with side door access, separate study and living room. Solar PV panels. En suite to master bedroom. feature bay window at the front. Four spacious bedrooms around a central staircase Energy efficient, fitted with solar panels and EV chargers Move with confidence. Choose with confidence.

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
12'00" x 15'7"

KITCHEN
12'3" x 9'0"

DINING AREA
12'3" x 9'1"

FAMILY AREA
12'3" x 10'1"





UTILITY
9'3" x 5'7"

STUDY
10'2" x 6'9"

WC
4'9" x 5'11"

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

MASTER BEDROOM
12'5" x 12'4"

EN SUITE
9'6" x 5'6"

BEDROOM 2
11'10" x 10'8"

BEDROOM 3
12'3" x 10'11"

BEDROOM 4
9'11" x 9'8"

MAIN BATHROOM
9'7" x 6'0"

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
- Built in wardrobe to master bedroom with sliding doors*

Electrical and lighting

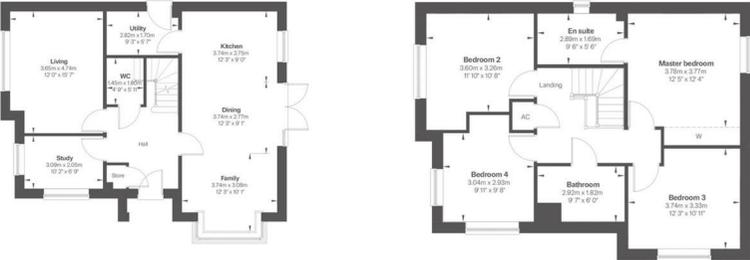
- Downlight with PIR to front and rear
- Hive Heating & Hot Water Thermostat
- Hive mini hubless thermostat – secondary source
- Hagar USB power sockets*
- Media Plate and TV point installed
- Ring wired doorbell*
- Outside tap*

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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 :

LOCAL AUTHORITIES

Shropshire Council



FIND OUR PROPERTIES ON: The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
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