



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 The Wickets, Bomere Heath, Shrewsbury, SY4 3PB**

**£335,000 Region**

To view this property please call us on **01743 236 800** Ref: C7672/WM/KQ



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# An immaculately presented, double fronted, modern detached family house.

This immaculately presented, double fronted, detached three bedroom family home provides spacious accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/dining room, utility, master bedroom with en suite shower room, two further bedrooms and bathroom. Garage and parking. Well stocked beautifully presented rear garden. The property benefits from gas fired central heating and double glazing.

The property occupies a pleasant position on the edge of the village of Bomere Heath, where there are a range of local amenities including primary school, co-op supermarket, hairdresser, village hall, public house and on a frequent bus service to the nearby town centre.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

16'9" x 10'7" (5.11m x 3.05m/2.13m)

Ceramic tiled flooring

Three windows

### KITCHEN / DINING ROOM

16'9" x 9'3" (5.11m x 2.82m)

Fitted with a contemporary range of matching wall and base units with Quartz worktop

Electric oven with four ring gas hob and extractor hood over Integrated dishwasher and fridge freezer.

Double glazed French doors to rear garden

### UTILITY

6'5" x 5'9" (1.96m x 1.75m)

Ceramic tiled flooring

Range of matching wall and base units and inset sink

Space and plumbing for washing machine

Understairs store cupboard

Gas fired central heating boiler

Door to the side

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with access to roof space and useful store cupboard.

### BEDROOM 1

16'10" x 9'6" (5.13m x 2.90m)

Built in double wardrobe with sliding doors

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

Shaver socket and extractor fan

### BEDROOM 2

9'7" x 10'8" (2.92m x 3.25m)

### BEDROOM 3

8'6" x 6'11" (2.59m x 2.11m)

### BATHROOM

5'6" x 6'8" (1.68m x 2.03m)

Attractively fitted with a panelled bath with electric shower over Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

16'8" x 8'2" (5.08m x 2.49m)

Paved pathway to the front of the property. Shared driveway to the side providing parking space and access to the garage.

To the rear is a well stocked, enclosed landscaped garden laid to lawn with a host of mature trees, shrub and flower beds and borders, paved patio providing ideal seating area. Summerhouse. Gated access to the driveway.

Note: Site Maintenance Charge: £248,74p/a















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## FLOOR PLANS ...

**Ground Floor**



**First Floor**



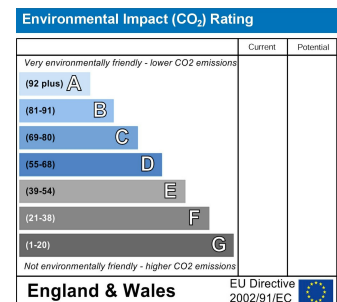
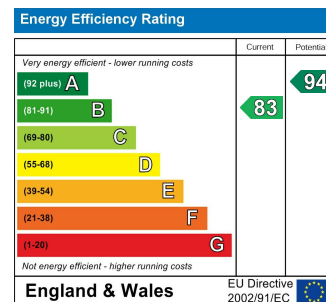
accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed out of town on the B5067 Berwick Road. Follow this road for approximately 4 miles before bearing right, signposted to Bomere Heath. Follow the road under the railway bridge and at the junction turn left onto Shrewsbury Road. Proceed past Bomere Heath cricket club and at the mini island turn left onto The Wickets.

## 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



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