

Move with confidence. Choose with confidence. Buy with confidence with up to £13,000 to spend your way



Plot 17, The Annesley, Willow Rise, Bomere Heath,  
Shrewsbury

Shrewsbury & Country House Sales

**MILLER  
EVANS**

# Plot 17, The Annesley, Willow Rise, Bomere Heath, Shrewsbury

Freehold

£260,000 Region

- Living room, kitchen, downstairs wc
- Two bedrooms and bathroom.
- Energy efficient, fitted with solar panels and EV chargers
- Talk to us about bespoke offers. Terms and conditions apply.
- £13,000 to spend your way



£13,000 to spend your way.

The Annesley is a 2 bedroom home with living room with French doors to rear garden, downstairs WC, Energy efficient, fitted with solar panels and EV chargers.

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**  
15'7" x 12'3"

**KITCHEN**  
8'8" x 12'3"

**DOWNSTAIRS WC**  
3'0" x 5'8"



## MASTER BEDROOM

15'7" x 10'0"

## BEDROOM 2

15'7" x 7'9"

## BATHROOM

7'9" x 6'5"

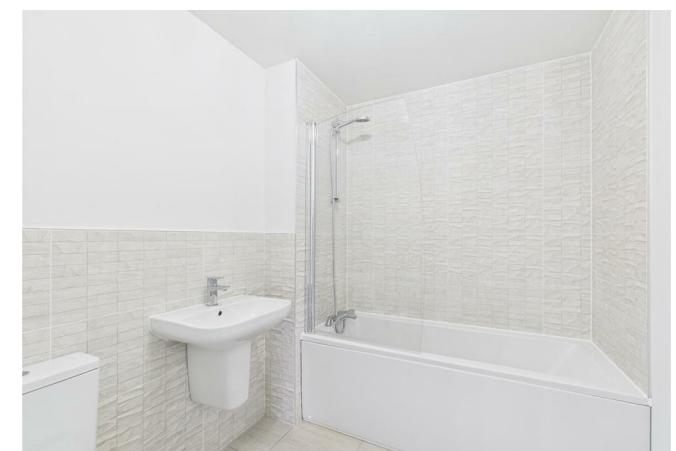
Talk to us about bespoke offers

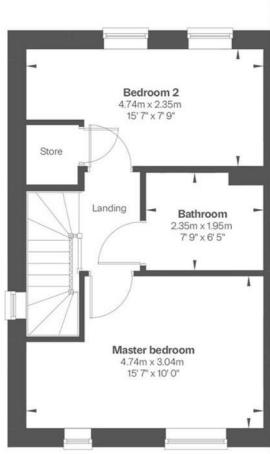
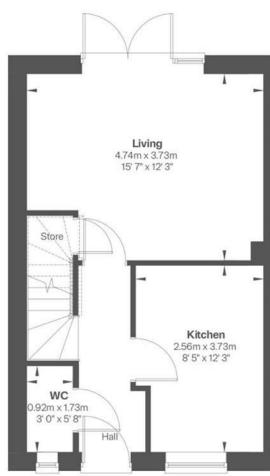
Terms and conditions apply.

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		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-34)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> 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 : B

## LOCAL AUTHORITIES

Shropshire Council



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)

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

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

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

**MILLER**  
**EVANS**