



SAMUEL WOOD

6 Wheathill Rise, Bomere Heath, Near Shrewsbury, Shropshire, SY4 3PX

Offers In The Region Of £380,000



6 Wheathill Rise

Bomere Heath, Near Shrewsbury, Shropshire, SY4 3PX



- Beautifully Modernised Bungalow
- Two Double Bedrooms, Stylish Shower Room
- Low Maintenance Front and Rear Gardens
- Lovely Village Setting near Shrewsbury Amenities
- Scenic Walks and Village Shops Nearby
- Spacious Living Room Flows to Sunroom
- Updated Kitchen with Breakfast Room
- Private Driveway Plus Secure Garage
- Ideal For Retirees Seeking Relaxed Lifestyle
- EPC Rating D

Nestled just 5 miles north west of Shrewsbury, this beautifully improved detached bungalow in the sought-after village of Bomere Heath offers single level comfort, charm and a relaxed lifestyle - ideal for retirees seeking ease without compromise. With its all on one floor layout, tranquil village community and easy access to Shrewsbury's shops and amenities, this bungalow is a perfect choice for retirees looking to downsize comfortably. Early viewing is encouraged to truly appreciate its quality, style, and convenience.

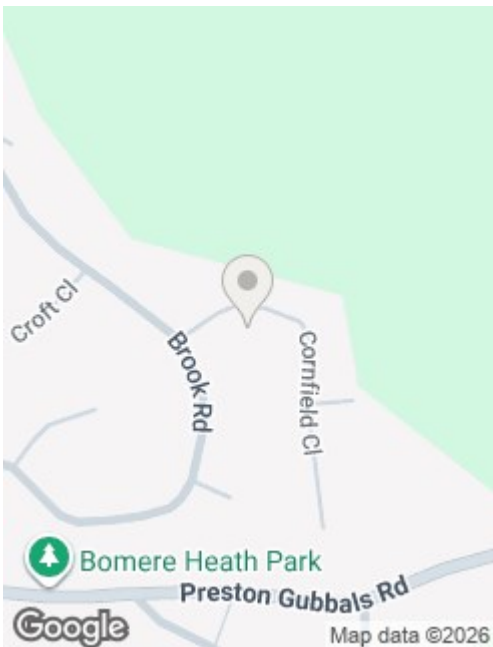
The layout has been thoughtfully modernised and extended with low maintenance living in mind. A spacious 21ft living area flows through to the attractive dining room and garden facing sunroom, perfect for morning tea or enjoying a gentle afternoon read. The kitchen has been upgraded with a new integrated fridge, separate freezer and washer/dryer, this adjoins an excellent breakfast room. There are two comfortable double bedrooms and a contemporary shower room

Externally, beautifully designed gardens to the front and rear provide easy care outdoor space without fuss, ideal for social gardening or simply relaxing. A private driveway and large garage offer excellent parking and storage together with car parking

Bomere Heath itself is well-served with everyday essentials within easy reach: a Co-op store (with ATM), post office, barber's, charming pub, fish and chip shop, primary school, village hall and active cricket and Sunday football teams . For those enjoying the great outdoors, scenic walks and bridle paths at nearby Merrington Green are also a short drive away.







Directions

What3Words ///ignore.awakes.juices

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

Broadband Speed: Basic 16 Mbps, Superfast 91 Mbps & Ultrafast 900 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

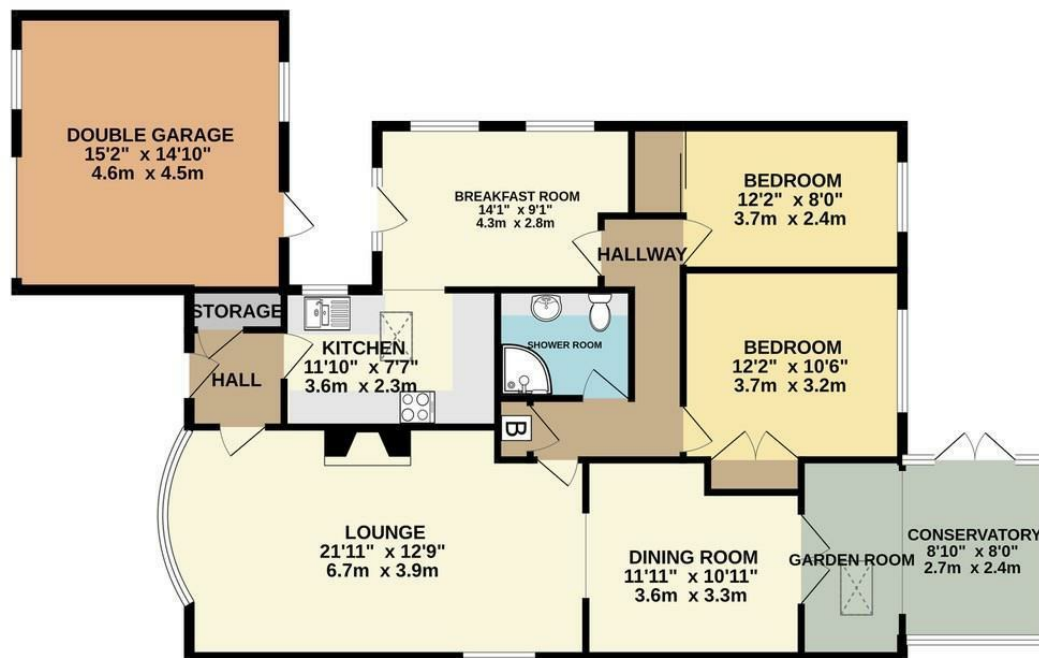
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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