

# 8 Brook Road Bomere Heath Shrewsbury SY4 3PU



2 Bedroom House - Semi-Detached  
Offers In The Region Of £285,000

## The features

- MUCH IMPROVED AND MODIFIED SEMI DETACHED HOUSE
- PERFECT FOR THOSE BUYERS LOOKING FOR MODERN LIVING
- NEWLY FITTED KITCHEN/DINING ROOM WITH APPLIANCES
- OPEN PLAN LANDING WITH SNUG/STUDY AREA
- VIEWING TRULY ESSENTIAL.
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- RECEPTION HALL, LOUNGE WITH FEATURE LOG BURNER
- 2 DOUBLE BEDROOMS AND STUNNING BATHROOM
- DRIVEWAY WITH PARKING, GARAGE AND LARGE REAR GARDEN
- EPC RATING C



**\*\*\* BEAUTIFULLY PRESENTED AND MUCH IMPROVED SEMI DETACHED HOME \*\*\***

This fabulous semi detached home has been beautifully enhanced and modified by the current owners and provides a contemporary, naturally well lit home - perfect for those looking to downsize or love to entertain.

Occupying an enviable position in this much sought after North Shropshire village which boasts excellent amenities including primary school, shop, public house, church, active village hall and lovely countryside walks.

Having undergone an extensive modernisation programme, the accommodation briefly comprises Reception Hall, lovely through Lounge with feature log burner, newly fitted Kitchen/Dining Room, impressive Landing with Snug/Study area, 2 double Bedrooms and well appointed contemporary Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking, Garage and excellent sized rear garden.

Viewing is essential to fully appreciate this lovely home.

## Property details

### LOCATION

The property occupies an enviable location in this popular self sufficient North Shropshire village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bomere Heath has excellent local facilities including primary school, church, active village hall, supermarket and public house.

### RECEPTION HALL

Double glazed doors open to the Entrance Porch with further door leading to the Reception Hall. Radiator, feature acoustic panelling and wooden floor covering and recessed ceiling lights. Built in understairs storage for coats and shoes.

### LOUNGE

A lovely room with window to the front, chimney breast housing cast iron log burner set onto hearth and exposed brick panel, media point, wall lights radiator.

### KITCHEN/DINING ROOM

Dining Area having double opening French doors leading onto the garden, recessed ceiling lights and wooden effect flooring throughout, column style radiator. Peninsula divide with breakfast bar overhang and seating area to the Kitchen which has been newly fitted with range of contemporary shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with cutlery and pan drawers beneath and double eye level oven and grill with cupboards above and below and wall mounted units. Recess for fridge/freezer, Understairs storage cupboard with space for washing machine, window overlooking the garden and door to the side.

### LANDING/SNUG/STUDY AREA (BEDROOM 3)

What a great adaptation of space the Vendor has created from the original 3rd Bedroom. Now offering a lovely light open space which is ideal for those who work from home or would love a chill out zone/reading area - with windows to the side and front elevations, recessed ceiling lights which are on a two way control so it can easily be returned to a bedroom at little expense if required. Radiator.

### BEDROOM 1

An excellent sized double room with window to the front, radiator. Feature concealed LED mood lighting around the room, and drop down beside lights.

### BEDROOM 2

A generous double room with window to the rear,

triple fitted wardrobe with sliding doors and comprising hanging rails and shelving, radiator.

### BATHROOM

A beautifully appointed room, recently re-fitted with contemporary suite comprising feature free standing slipper style bath, with mixer taps/shower attachment, shower cubicle with direct mixer shower unit, oval wash hand basin set into vanity with storage beneath and backlit mirror over, and WC. Complementary fully tiled walls and flooring, recessed ceiling lights, heated towel rail/radiator. Windows to the side and rear.

### OUTSIDE

The property is set back from the road and approached over driveway with parking and leading to the Garage with power and lighting and personal door to the rear.

The Front is laid to gravelled forecourt for ease of maintenance. The Rear Garden is a larger than average size with a good spacious lawn with shrub and herbaceous beds and inset specimen trees. Adjacent to the house is a gravelled and paved sun terrace and seating area.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive

quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



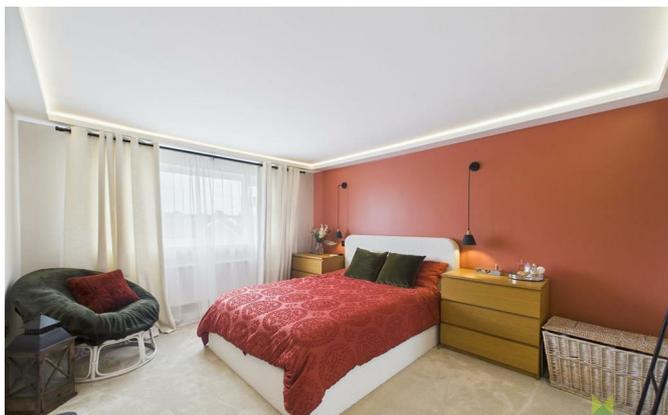


**MONKS**



## 8 Brook Road, Bomere Heath, Shrewsbury, SY4 3PU.

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Floor 0

Approximate total area<sup>®</sup>  
1053 ft<sup>2</sup>  
97.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### 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		
<b>England &amp; Wales</b>	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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