

Roger Parry & Partners

3 Pavilion Way, Bomere Heath, Shrewsbury, SY4 3QG





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Offers In The Region Of £395,000

This four bedroom detached house, with many internal upgrades is offered for sale with no upward chain. Occupying an enviable position on this popular development in the heart of this much sought after Village to the North of the Town. Accommodation comprises of Reception Hall with Cloakroom, Lounge, beautifully fitted Living/Dining/Kitchen with range of appliances. Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom. Driveway with parking, garage and enclosed rear garden.













Summary
Nestled in the picturesque village of Bomere Heath, located just north of the historic town of Shrewsbury and south of the market town of Wem, this area is surrounded by the stunning Shropshire countryside. As the primary village in the parish, Bomere Heath features essential amenities including a food store, barber shop, post office, cricket club, football team, and a fish and chip shop—covering all the necessities.

This adaptable family residence is ideally situated on a quiet private road at the edge of the countryside, just a short walk from the village school and the vibrant heart of this lovely rural community. Directly across from the property lies a charming green space, with a path that meanders playfully into the village. This setup ensures privacy from the front and offers a wonderful area for communal play or occasional neighborhood gatherings.

ENTRANCE HALL
7'10" x 9'3" (2.4 x 2.83)
The full height window alongside the front door helps to make the entrance hall a lovely bright, welcoming space. Stairs lead off the hall to the first floor and doors provide access to the living room, kitchen-diner, downstairs WC and highly useful walk-in storage room, tiled floor and understairs storage.

W.C.
3'4" x 5'6" (1.04 x 1.69)
The beautifully tiled floor continues through from the hall and looks very smart in combination with the white WC and hand basin with tiled splashback. The window is to the front aspect.

LOUNGE
10'10" x 14'11" (3.31 x 4.55)
The living room is carpeted and has a large window to the front aspect. This is a great space to retire to in the evening.

KITCHEN/DINING ROOM
22'11" x 10'4" (7.01 x 3.17)
Kitchen Area - Tucked around the corner, you'll find the most impressive high gloss kitchen units. A built-in dishwasher graces this kitchen, along with a built-in fridge-freezer, double oven and grill, and 5-ring gas hob with a stainless steel splashback and a Zanussi extractor hood above. The worktops are quartz with matching splashbacks, sunken 1 and ½ sink and drainer sit in front of a window overlooking the rear garden.

Dining Area - Stretching across the back of the house, it is the hub of family life and a wonderful entertainment space, but the first thing that hits you is the light, large triple bi-fold doors across the back of the dining room to complement the side-aspect window. The tiled floor continues and there is a storage cupboard/pantry.

The stairs lead off the entrance hall and leads to the spacious first-floor landing and into the bedrooms beyond. Doors lead off the landing to the principal bedroom, family bathroom and bedrooms 2, 3 and 4 as well as an airing cupboard. Access is also provided to a large loft through a ceiling hatch.

BEDROOM ONE
11'0" x 9'10" (3.37 x 3.02)
Located at the front of the house, having a large window to the front aspect. It is fitted with wardrobes, incorporating a full-length mirror. Door leads into the en suite bathroom.

EN-SUITE
7'5" x 3'10" (2.27 x 1.19)
With large grey tiles to the floor and part walls. A white WC and matching hand basin is separated by a heated towel rail and a double width shower occupies the left corner, with dual showerhead - overhead and hand-held - and sliding glass doors.

BEDROOM TWO
9'4" x 11'5" (2.85 x 3.50)
Located at the rear of the house, next to the bathroom. Another large double room, with window to the rear aspect gives views of the garden area.

BEDROOM THREE
8'2" x 10'6" (2.49 x 3.22)
With a big window to the front aspect overlooking the greenery opposite the house and a built-in wardrobe behind the door, making excellent use of the space above the stairs.

BEDROOM FOUR
7'6" x 9'8" (2.29 x 2.95)
Sits opposite bedroom 3 at the back of the house and is a very good-sized single room. Window to the rear aspect.

FAMILY BATHROOM
5'6" x 7'7" (1.68 x 2.32)
The family bathroom is light and modern and in the same immaculate condition as the rest of the house. The three-piece suite, comprising a bath with shower over and glass side screen, WC and hand basin. Fitted with tiled flooring and the walls are also tiled in a neutral colour.

OUTSIDE
The property occupies an enviable position on the edge of this development, approached over block paved driveway with parking and leading to Garage - Accessed by an electric up and over white door to front, plus from the garden by a side door, this is a useful space with power and lights. The front garden area is designed for easy maintenace with attractive stone borders and paved pathway leading to the front door. Side pedestrian access to the enclosed Landscaped Rear Garden with paved sun terrace and lawn which is enclosed with fencing.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries. Please note we understand there is a service fee for the common grounds of the development which is approximately £309.68 per annum. We would recommended this is confirmed during pre contract enquires.

SERVICES
We are advised that mains electric, gas water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 193 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

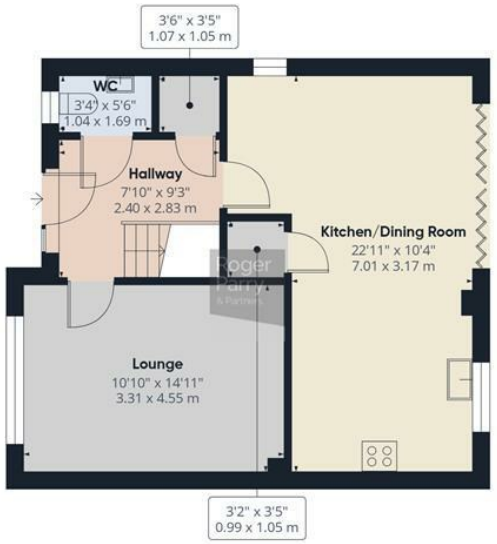
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

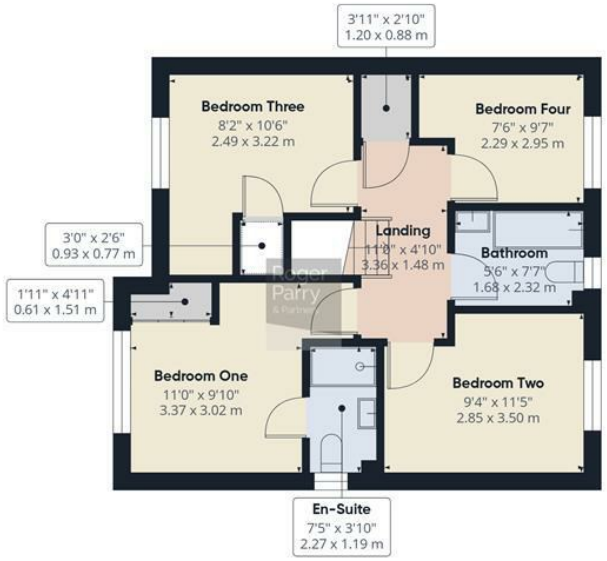
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

1236 ft²

114.8 m²

(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

General Services:

Local Authority: SHROPSHIRE
Council Tax Band: E
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.