



37 The Grove, Bomere Heath, Shrewsbury, Shropshire, SY4 3QW

£389,000

This unique package provides a comfortable 4 bedroom detached house with a large garden bordered by open countryside along with a substantial detached studio and workshop. House includes: Hall, WC, 2 Reception Rooms, Excellent Conservatory, Kitchen, Utility Room, Cloakroom, En-suite Main Bedroom, Bathroom, GCH, DG, Garage. Popular Convenient Village Location.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Composite entrance door.

Entrance Hall

Double glazed side window, radiator, oak flooring, useful shelved cloaks/storage cupboard, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin with tiled surround, WC, radiator.

Dining Room 14' 2" x 11' 0" (4.31m x 3.35m)

Glass panel door, wood style laminate floor, radiator, double glazed window to the front.

Living Room 15' 4" x 12' 0" (4.67m x 3.65m)

Glass panel door, laminate flooring, radiator, wall lights, double glazed bow window and further window with fine open views over garden and adjoining countryside.

Kitchen 9' 10" x 9' 8" (2.99m x 2.94m)

Fitted with excellent range of wood fronted units, laminated work tops, deep tiled surround to work areas, tiled flooring, square opening to Conservatory.

Utility Room 9' 9" x 7' 7" (2.97m x 2.31m)

Fitted with range of units to 2 wall areas, laminated work tops, inset sink unit, double glazed window to the rear, tiled flooring, radiator, double glazed composite door to Covered Side Porch.

Conservatory 10' 9" x 10' 0" (3.27m x 3.05m)

A delightful room with pitched polycarbonate roof, double glazed windows overlooking garden and adjoining countryside, radiator, tiled flooring.

Cloakroom

High vaulted ceiling, radiator, double glazed french doors leading to the side.

First Floor Landing

Radiator, built in wardrobe, access to roof space.

Bedroom 1 12' 0" x 11' 1" (3.65m x 3.38m)

Radiator, double glazed window enjoying glorious views across open countryside, walk in wardrobe.

En Suite Shower Room

Fitted with fully tiled shower cubicle, wash basin, WC, storage cupboards, tiled flooring, fully walls, double glazed window, extractor.

Bedroom 2 11' 1" x 9' 7" (3.38m x 2.92m)

Radiator, double glazed window enjoys pleasant open front aspect.

Bedroom 3 10' 1" x 9' 6" (3.07m x 2.89m)

Radiator, double glazed window overlooking glorious garden.

Bedroom 4 8' 9" x 8' 2" (2.66m x 2.49m)

Radiator, double glazed window overlooking garden, shelved wardrobe/storage cupboard.

Bathroom

Fitted with white 3 piece suite including bath with shower unit over, wash basin, WC, fully tiled walls and flooring, towel rail/radiator, extractor, double glazed front window.

Gardens

Approached at the end of the cul de sac over a wide gravel driveway leading to paved drive providing ample parking for several vehicles. Gravel drive to the side of the property leads to Garage, currently used as a further store with double glazed window. The property enjoys an excellent position with private gardens to the side and rear, flag patio sweeps around the property, to the side lie raised vegetable beds with sleepers around, external tap and power points. The main garden offers extensive lawn with variety of shrubs and trees including pear and plum. The property is bordered to the side by glorious open countryside with views across to woodland.

Studio 15' 6" x 13' 0" (4.72m x 3.96m)

Oak framed Studio with double doors to Entrance Lobby, Large Store, double glazed rear window, door to Workshop. From Entrance Lobby door to Inner Hall with range of base and eye level cupboards, work surface, sink unit, under stairs cupboard, double glazed side window. Staircase leads to First Floor Studio double glazed sliding doors and windows enjoy amazing views across open countryside, Juliet balcony, useful under eaves storage space, electric heater, 2 double glazed sky lights. Shower Room fitted with large shower cubicle, wash basin with cupboard beneath, WC, electric towel rail/radiator, double glazed front window.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



FLOOR PLANS FOR GUIDANCE ONLY

Energy Performance Certificate

37, The Grove, Bomere Heath, SHREWSBURY, SY4 3QW

Dwelling type: Detached house **Reference number:** 9623-2899-7802-9224-8065
Date of assessment: 21 October 2014 **Type of assessment:** RoSAP, existing dwelling
Date of certificate: 21 October 2014 **Total floor area:** 136 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,295
Over 3 years you could save	£ 2,073

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 207 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,073 over 3 years </div>
Heating	£ 4,452 over 3 years	£ 2,760 over 3 years	
Hot Water	£ 462 over 3 years	£ 255 over 3 years	
Totals	£ 5,295	£ 3,222	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	<div style="background-color: #ccc; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center;"> <div style="width: 40%; height: 100%; background-color: #ccc;"></div> <div style="width: 20%; height: 100%; background-color: #ccc;"></div> <div style="width: 40%; height: 100%; background-color: #ccc;"></div> </div>	<div style="font-size: 2em; font-weight: bold;">7.5</div>	(81-91) B
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£800 - £1,200	£ 480
2 Low energy lighting for all fixed outlets	£50	£ 111
3 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,370

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage