



6 POOL MEADOW CLOSE

BOMERE HEATH | SHREWSBURY | SY4 3NY





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Shrewsbury 6.3 miles | Oswestry 17.2 miles | Telford 19.2 miles
(all mileages are approximate)

A BEAUTIFULLY IMPROVED AND SYMPATHETICALLY ENHANCED
MODERN DETACHED HOUSE, OFFERING A WONDERFUL LIVING
ENVIRONMENT WITH DOUBLE GARAGE AND LANDSCAPED SOUTH
FACING GARDENS.

Popular rural village
Generously proportioned rooms
Beautifully enhanced throughout
Driveway and double garage
Landscaped south facing gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the B5067 towards Baschurch and after a distance take the first right turning sign posted Bomere Heath. Go under a railway bridge and turn immediately left. Proceed past the cricket club, straight over the mini roundabout into the village, and take the right turn onto Winsor Lane. Continue along follow the road, taking the right turn into Pool Meadow Close. Number 6 will found on the left hand side.

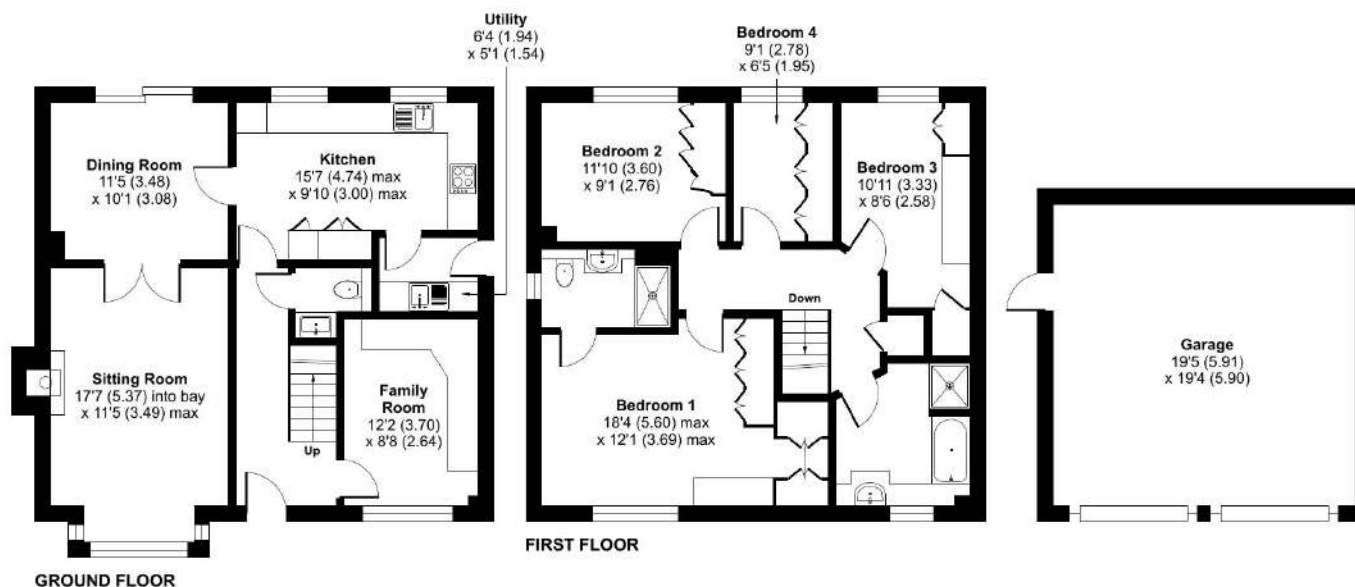
SITUATION

The property is conveniently situated in a lovely position within the village, which benefits from a good selection of amenities including a Co-op, hair dressers, takeaway, pub and primary school, all within short walking distance. Easy access can be gained to Shrewsbury, which provides a further and more comprehensive range of social and leisure facilities together with a rail service.

PROPERTY

Occupying a prime position within the highly sought-after village of Bomere Heath, 6 Pool Meadow Close is an immaculately presented detached family home that has been extensively modernised and thoughtfully enhanced to an exceptional standard. Combining stylish contemporary finishes with practical family living, the property offers spacious and versatile accommodation throughout, complemented by beautifully landscaped south-facing gardens.

The current owners have undertaken a comprehensive programme of improvements, creating a home that is ready to move straight into. Every window has been fully replaced with quality double glazing, while new carpets throughout and elegant oak internal doors add a cohesive sense of style and quality. The welcoming living room has been further enhanced by the introduction of a charming log-burning stove, creating a warm and inviting focal point.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1500800



The accommodation is well planned for modern family life and begins with a welcoming entrance hall, setting the tone for the quality found throughout the property. The generous living room provides an excellent space for everyday relaxation, centred around the attractive log-burning stove and enjoying a pleasant outlook over the rear garden. A separate dining room offers the ideal setting for both formal entertaining and family meals, while the versatile study provides an excellent home office,

snug or family room to suit individual requirements.

At the heart of the home is a superb replacement kitchen, beautifully fitted with a comprehensive range of contemporary units and integrated appliances, offering both style and practicality. Adjoining the kitchen is a useful utility room, providing additional storage, appliance space and direct access to the outside, helping to keep day-to-day living organised and efficient.

Approximate Area = 1440 sq ft / 133.8 sq m
Garage = 375 sq ft / 34.8 sq m
Total = 1815 sq ft / 168.6 sq m
For identification only - Not to scale



The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom is a superb retreat, featuring an extensive range of bespoke Hammonds fitted furniture and complemented by a luxurious replacement en-suite shower room, thoughtfully designed with quality contemporary fittings. The remaining three bedrooms are all generously sized, with each benefitting from bespoke Hammonds fitted furniture, providing excellent storage while maximising the available space. The family bathroom is well appointed and serves the additional bedrooms, while the refitted guest cloakroom on the ground floor adds further convenience for family and visitors alike.

Storage has been carefully considered throughout, with bespoke Hammonds fitted furniture installed in all four bedrooms as well as the family room, offering excellent flexibility as a home office, study or additional reception space.

OUTSIDE

Externally, the property is equally impressive. To the front, a generous driveway provides ample off-road parking and leads to the detached double garage. To the rear, the south-facing garden has been extensively landscaped to create an attractive, low-maintenance outdoor environment. Thoughtfully gravelled for ease of upkeep, the garden is enhanced by established shrubbery beds and borders together with well-positioned seating areas, creating an ideal space for outdoor entertaining or simply enjoying the sunny aspect in peaceful surroundings.

GENERAL REMARKS

AGENTS NOTE

There is a management charge for the upkeep of the adjoining nature reserve, for more information contact the office.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



