

Fern Cottage Yew Tree Bank, Bomere Heath, Shrewsbury,  
Shropshire, SY4 3PJ

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**Offers In The Region Of £375,000**

Viewing: strictly by appointment  
through the agent

Occupying a beautifully, well established, substantial size plot, this is an attractive, charming, well presented and instantly appealing three bedroom detached cottage. The property is situated in a particularly secluded, yet convenient position within the sought after village of Bomere Heath. The village is serviced by good local amenities some of which include: primary school, public house, Co-op convenience store and an abundance of tranquil countryside walks. Access is readily accessible to the Shrewsbury town centre as is the local bypass linking up to major motorway networks. Early viewing comes highly recommended by the selling agent for the property. **NO UPWARD CHAIN**

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, UPVC double glazed conservatory, attractive kitchen/breakfast room with useful walk-in store, UPVC double glazed side lobby, first floor landing, three bedrooms, bathroom, substantial beautifully well established gardens/grounds with feature summerhouse/studio with shower room, driveway, detached sectional garage, double glazing, gas fired central heating, **NO UPWARD CHAIN**. Viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Entrance hallway**

Having UPVC double glazed window, radiator, decorative fire, understairs storage cupboard.

Door from entrance hallway gives access to:

**Lounge**

17'0 x 10'0

Having three UPVC double glazed windows, painted exposed timbers to ceiling, period style fireplace with tiled slips and decorative fire surround, radiator, wall light points.

Door from lounge gives access to:

**Dining room**

11'11 x 9'7

Having UPVC double glazed window, period style fireplace, radiator, coving to ceiling.

Wooden framed glazed door from dining room gives access to:

**UPVC double glazed conservatory**

9'6 x 8'9

Having a range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors, polycarbonated roof.

From entrance hallway door gives access to:

**Attractive kitchen/breakfast room**

15'0 x 9'11

Having attractive eye level and base units with built-in cupboards and drawers, space for appliances, tiled floor, radiator, UPVC double glazed window, cupboard housing gas fired central heating boiler, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, walk-in pantry style store with space for further appliance.

Part glazed stable style door from kitchen/breakfast room gives access to:

**UPVC double glazed side lobby**

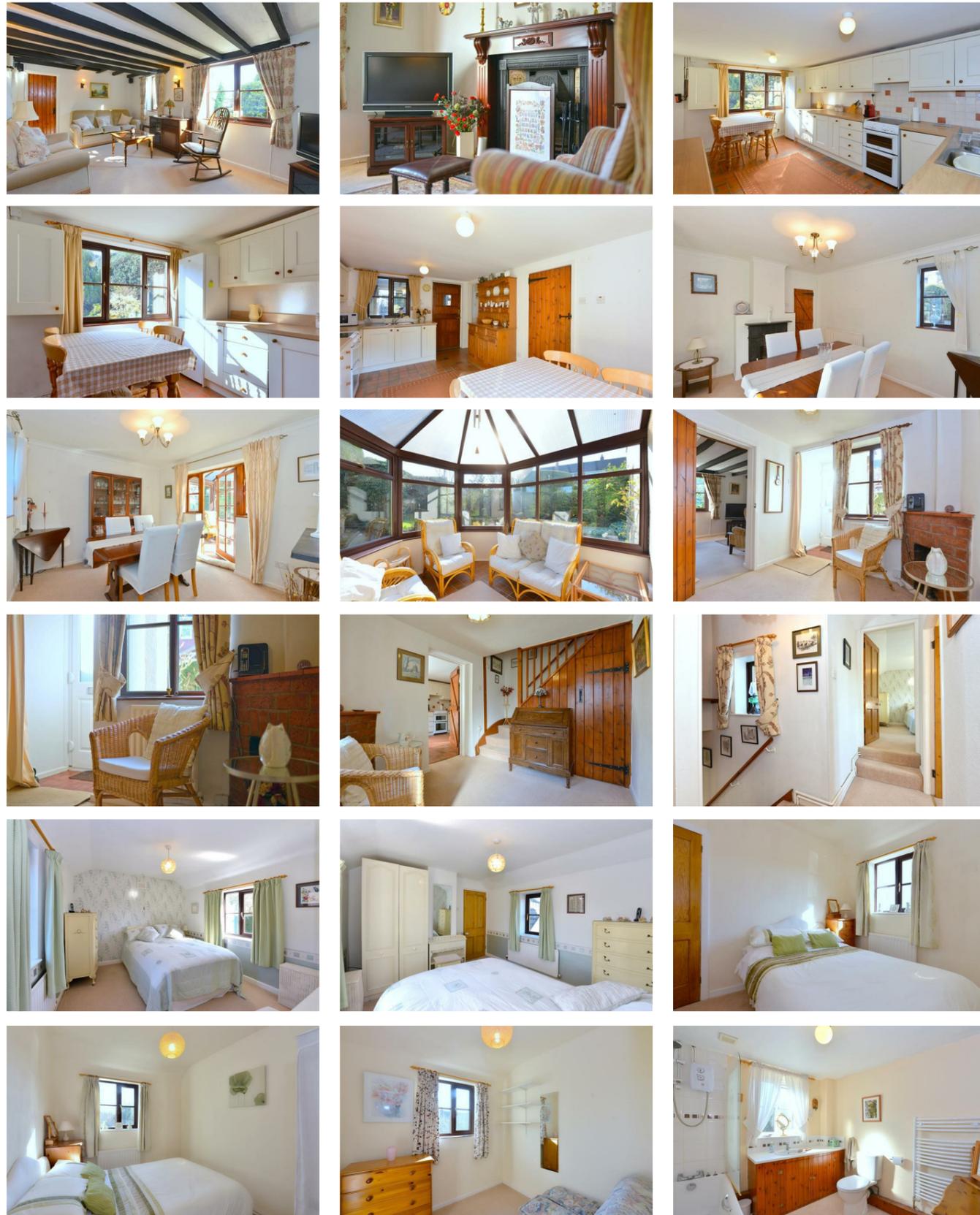
Having space for washing machine, tiled floor, UPVC double glazed windows, UPVC double glazed door, polycarbonated roof.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window. Doors giving access to: three bedrooms and bathroom.





**Bedroom one**

12'1 x 9'8

Having UPVC double glazed windows to front and rear of property, radiator.

**Bedroom two**

10'0 x 8'1

Having UPVC double glazed window to front, radiator.

**Bedroom three**

7'8 x 7'2

Having UPVC double glazed window to front.

**Bathroom**

Having a three piece suite comprising: Panel bath with electric shower over and shower screen to side, wash hand basin set to vanity unit, low flush WC, vinyl floor covering, UPVC double glazed window, airing cupboard, shaver point, loft access.

**Outside feature summerhouse/studio**

13'2 x 13'1 max

Having sealed unit double glazed windows, sealed unit double glazed French doors, wooden flooring. Folding door then gives access to:

**Shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin.

**Outside**

The property sits in beautifully established substantial gardens. On entering the property there is a stone driveway access via a timber gates with a single sectional detached garage to side. The large front gardens comprise: lawn gardens, an array of mature specimen shrubs, plants, bushes and trees, glazed greenhouse, paved patio, low maintenance stone seating area, crazy paved patio with paved and stone area leading to the front door of the property with sandstone walling and mature hedging. From the front garden access is then given to a side gardens area with a further lawn garden, crazy paved pathway, paved sun terrace, decked area, brick paved section, timber garden shed and outside cold tap. This area is where the feature summerhouse/studio is situated.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

