



SAMUEL WOOD

Dizneys House, Back Lane, Bomere Heath, Shrewsbury, Shropshire, SY4 3PL

Offers In The Region Of £469,950



# Dizneys House, Back Lane

Bomere Heath, Shrewsbury, Shropshire, SY4 3PL



- Beautifully Presented Versatile Family Home
- Three / Four Bedrooms (one ground floor)
- Log Burner to the Living Room
- Air Conditioning - EV Charging Point
- Gas Central Heating
- Two/Three Reception Rooms
- Inviting Sun Room
- Stunning Rural Views
- Extensive Plot extends to 0.10 Acre
- EPC Rating C

Samuel Wood is delighted to offer this beautifully presented three/four bedroom family home on Back Lane in Bomere Heath. The subject of a meticulous internal and external renovation, the property boasts a well-designed layout with contemporary living spaces, all complemented by landscaped gardens with pleasant rural views to the rear. Importantly, the accommodation offers excellent flexibility, with the dining room providing the potential to be used as a fourth bedroom, home office, or additional reception room to suit a variety of lifestyles. Situated in the popular village of Bomere Heath, close to excellent local amenities including schools, shops, pubs, and road links, this is a superb opportunity for growing families and those seeking adaptable living space. Viewing is highly recommended by the selling agent.

Dizneys house in Bomere Heath is a charming three/four-bedroom detached property offering a serene countryside living experience. Downstairs, a highlight of the property is the inviting sunroom, illuminated by a large skylight, providing a perfect spot for relaxation or entertaining guests while enjoying the natural light and scenery. Renovated to a high standard internally, Dizneys house exudes modern elegance and comfort throughout. Each room reflects attention to detail and thoughtful design, creating a cohesive and inviting living space. Whether it's cosy evenings by the fireplace in the living room or enjoying meals in the well-appointed kitchen, the house offers a blend of functionality and style, catering to the needs and preferences of its residents.

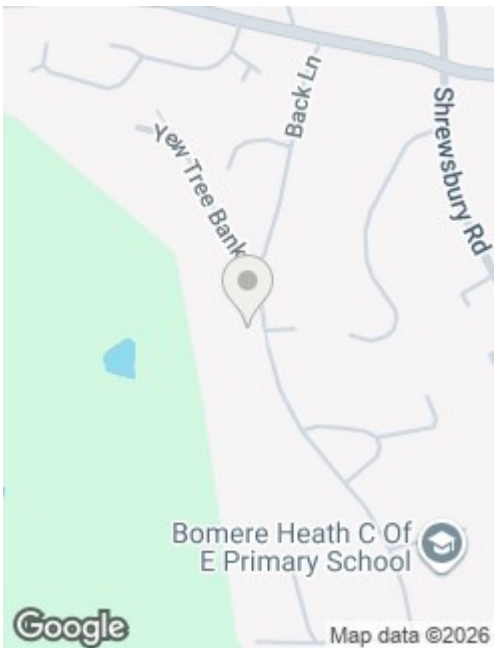
Upstairs there are three well appointed bedrooms, two of which have air conditioning and ample built in storage space, the family bathroom provides practicality with a bath and shower.

With a spacious two-car driveway with EV charging point, and meticulously maintained front and rear gardens, the house boasts stunning rural views that add to its allure. A walled patio with outside fireplace, provides an ideal setting for long summer evenings. There are two large storage sheds to the rear, one of which has power and internet installed.

With its idyllic location and updated interior, Dizneys house in Bomere Heath presents a unique opportunity for those seeking a tranquil countryside retreat without sacrificing modern amenities and comforts.







## Directions

What3words: ///stomed.sometimes.guitar

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 15 Mbps, Superfast 80 Mbps & Ultrafast 300 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.

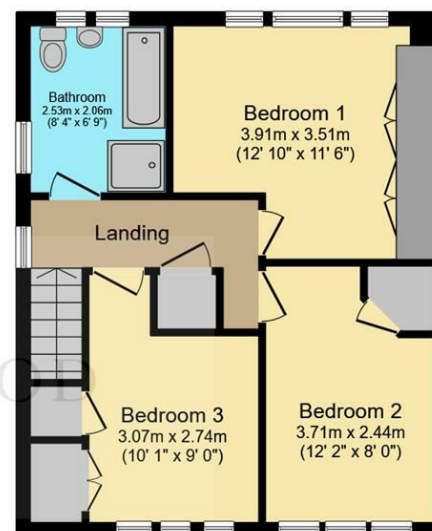






### Ground Floor

Floor area 96.6 m<sup>2</sup> (1,040 sq.ft.)



### First Floor

Floor area 46.3 m<sup>2</sup> (498 sq.ft.)

**TOTAL: 142.9 m<sup>2</sup> (1,538 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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