



Mulbury House, Whitehouse Lane, Bomere Heath, SY4 3PG

An attractive and extremely spacious double fronted and impressive five bedroom detached family house of very high quality and character having the benefit of four bath/shower rooms, reception rooms of excellent proportions, gas-fired central heating, uPVC double glazing, integral double garaging plus parking for three cars. The property also benefits from a lovely outlook as the rear garden adjoins open fields.

This superb family property occupies a very pleasant and convenient position in this popular village having a comprehensive range of amenities within walking distance and yet easily accessible to the road networks and Shrewsbury town which is approximately 4.5 miles away.

The quality accommodation is worthy of a full inspection and briefly comprises: arched entrance hall, large impressive reception, cloaks/WC, excellent living room, good-sized dining room, magnificent kitchen/breakfast room, utility room, door through to integral double garaging. On the first floor is a superb naturally lit gallery landing off which there are five bedrooms of excellent proportions, three of which have en-suite bath/shower rooms and there is a further main bathroom/Jack and Jill style en-suite to bedroom two.

INSPECTION HIGHLY RECOMMENDED

Offers in the region of £479,950

To view this property call 01743 343 343

Welsh Bridge, Frankwell, Shrewsbury SY3 8LG

Phone 01743 343343

Associated Offices at

Roger Parry
& Partners

Minsterley
01743 791336
mail@rogerparry.net

Oswestry
01691 655334
oswestry@rogerparry.net

Welshpool
01938 554499
welshpool@rogerparry.net



ACCOMMODATION COMPRISING: (All measurements are approximate)

Feature arched stone recessed entrance with coach style outside lighting point and uPVC double glazed front door with four side screens opening into:

SPACIOUS AND IMPRESSIVE RECEPTION HALL

With galleried style landing above, radiator, door to under stairs storage area, coving to ceiling, burglar alarm control panel and extremely attractive wood strip flooring, central heating thermostat. Doors providing access into:

CLOAKROOM

With ceramic tiled floor, radiator, half tiling to walls, fitted with white suite comprising: laminate work surface with vanity cupboard and integrated low level WC and hand basin with chromium style mixer taps and extractor.

DELIGHTFUL LIVING ROOM 21'6 x 13'0 (6.55m x 3.96m)

Measurement into double glazed front bay window with fitted venetian blinds, two further windows to the side with matching blinds, feature wood strip flooring, two double radiators, TV aerial connection point and feature wooden fire surround with marble inset raised and living flame coal effect gas fire. Coving to ceiling and glazed double opening doors providing access into:

DINING ROOM 13'0 x 11'0 (3.96m x 3.35m)

With coving to ceiling, double radiator, double glazed uPVC French casement style doors overlooking the rear garden and the fields beyond.

SUPERB KITCHEN/BREAKFAST ROOM 18'0 x 15'0 (5.49m x 4.57m)

With ceramic tiled floor, coved ceiling, numerous down lighters, double radiator and extensive ranges of granite work-surfaces with solid oak bespoke under-cupboards and drawers incorporating inset white vitreous enamel bowl and a quarter sink with chromium style mixer taps, built-in double oven with cupboards above and below, built-in dishwasher, integrated LG American style fridge/freezer with built-in refrigerator TV, tiled splash areas and extensive ranges of matching eye level wall-cupboards including glazed china display cupboards, wine and plate racks, central matching large island unit also with granite worksurface and inset brushed steel effect gas-hob unit with ceiling hanging Neff brushed steel extractor canopy above. There are also further cupboards beneath the island unit which extends on one side to a breakfast bar. Double glazed window to the side and double opening French casement style doors leading onto rear decking area.

UTILITY ROOM 10'3 x 7'0 (3.12m x 2.13m)

With matching ceramic tiled floor, burglar alarm control panel, laminate worksurface with inset stainless steel bowl with chromium style mixer taps, undercupboards, space and plumbing for automatic washing machine, space alongside for tumble drier. Coving to ceiling, radiator, window and double glazed door to the rear, extractor and door leading through to:

LARGE AIRING/BOILER ROOM

With matching flooring, large capacity hot water cylinder and wall mounted Worcester fully automatic gas-fired central heating boiler which heats the domestic hot water and supplies the radiators.

INTERGRAL DOUBLE GARAGE 18'6 x 17'6 (5.64m x 5.33m)

With concrete flooring, power and lighting points, electrically operated up and over door.

From the reception hall an extremely attractive wooden staircase with lovely banister ascends via a quarter landing to:

EXTREMELY LARGE NATURALLY LIT FIRST FLOOR LANDING

With double glazed window to the front and radiator beneath, coving to ceiling, hatch providing access via loft ladder to roof space and door leading into:

LINEN CUPBOARD

With radiator and extensive slatted shelving.

BEDROOM ONE (REAR) 14'8 x 12'6 (4.47m x 3.81m)

With two double glazed windows with fitted venetian blinds overlooking gardens and fields beyond, radiator, TV aerial connection, telephone extension point, door leading into:

EXTENSIVE WALK-IN DRESSING ROOM/WARDROBING

With shelving and hanging rail and further door provides access into:

EN-SUITE BATHROOM

With three piece white suite comprising: P shaped panelled bath with curved shower screen, chromium style mixer taps and shower unit with riser rail and head. Laminate surface with vanity undercupboards and drawers

and vanity handbasin with chromium style mixer taps and built in low level WC. The bath has a fully tiled surround and there is further half tiling to the remaining walls. Electric shaver point, white ladder style towel rail/radiator, extractor, ceramic tiled floor.

BEDROOM TWO (FRONT) 17'6 x 12'2 (5.33m x 3.71m)

With three double glazed windows to the front each having venetian blind, radiator and door back to landing, door to:

EN-SUITE JACK AND JILL STYLE BATHROOM

Which is also separately accessed from the landing and comprises: ceramic tiled floor, three piece white suite including: fully panelled bath, tiled surround, glass shower screen, chromium style mixer taps, wall mounted shower with riser rail and head, surface with vanity under-cupboards, integrated low level WC and hand basin with chromium style mixer taps. Wall mirror with lighting and shaver point, extractor, white ladder style towel rail/radiator, further half tiling to walls.

BEDROOM THREE (REAR) 14'1 x 13'0 (4.29m x 3.96m)

With TV aerial connection, radiator, double glazed window with fitted venetian blind with lovely views to the rear, door to extensive walk-in wardrobing with hanging rail and shelving, further door leading into:

EN-SUITE SHOWER ROOM

With large fully tiled shower cubicle with sliding doors, chromium style mixer unit, riser rail and head, pedestal hand basin with mixer taps, low level WC, half tiling to walls, wall mounted ladder style towel rail/radiator, tiled floor, opaque double glazed window, extractor.

BEDROOM FOUR (FRONT) 13'0 x 10'9 (3.96m x 3.28m)

With telephone extension point, double glazed window overlooking the front with fitted wooden venetian blind and radiator beneath and door providing access into:

EN-SUITE SHOWER ROOM

With white suite comprising: large fully tiled shower area with glazed sliding doors, chromium style mixer unit, riser rail and head, ceramic tiled floor, hand basin with mixer taps and vanity cupboards beneath, low level WC, further half tiling to walls, opaque double glazed window, extractor, white ladder style towel rail/radiator.

BEDROOM FIVE (REAR) 10'4 x 7'10 (3.15m x 2.39m)

With radiator, double glazed window overlooking fields, fitted venetian blinds, TV and telephone points.

NB:

The family bathroom which is accessed off the landing is the aforementioned Jack and Jill style bathroom accessed from bedroom two.

OUTSIDE

The property is approached off a private tarmac driveway serving only three properties and leading onto Mulbury House with vehicular access over a brick paviour driveway providing parking and leading to the garaging. Adjacent to the driveway is a gravelled area and on the other side is a lawned area with brick paviour pathways to the front door and to both sides of the property. To the left hand side is a wrought iron side gate and to the right is a further brick paviour pathway accessed via a wrought iron gate with adjacent gravelled area, external meter cupboards, outside coach style lighting point and extending around to the rear of the property with a brick paviour terrace/pathway to one side giving access to:

REAR LAWNED GARDENS

Which are bounded by hedging and fencing with two coach style outside lighting points. There is a further paved patio area and adjoining large decking areas, part of which has a pergola and screen fencing and the rear gardens adjoin open fields having a very pleasant aspect.

EPC: C

For a full copy of the Energy Performance Certificate please contact agents.

Directions

From Shrewsbury Town Centre, head out in the Ellesmere direction along Coton Hill and at the traffic lights turn left onto the B5067 Baschurch Road continuing for approximately 3.5 miles and just before going round a left hand bend take the right hand turning signposted Bomere Heath. At the T junction turn left towards Bomere Heath. Continue for about 0.5 of a mile and upon entering the village of Bomere Heath take the first turning left before reaching the school into Whitehouse Lane. Continue to the end of the lane bearing right onto a private driveway and this private road serves three properties, Mulbury House will be seen directly ahead.



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

01743 343343 • 01743 791336 • 01938 554499 • 01691 655334

VIEWING: Strictly by appointment with the Agents.
Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.







Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.