



**Ainsworth Bungalow, Eyton Lane, Baschurch,
Shrewsbury, SY4 2AU**

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Offers in the region of £245,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Offered for sale with NO UPWARD CHAIN, is a spacious, well proportioned and neatly presented two double bedroom detached bungalow. The bungalow occupies a pleasing position within this sought after residential location within close proximity to a variety of excellent amenities the village of Baschurch has to offer. Easy access is easily gained to the County town of Shrewsbury and the market town of Oswestry along with the local by-pass linking up to the M54 motorway network. Viewing is advised by the agent for the bungalow and its position to be fully appreciated.

Accommodation:

Entrance porch, reception hallway, lounge / diner, upvc double glazed conservatory, kitchen / breakfast room, master bedroom with en suite wc, bedroom two, bathroom, front and pleasing rear enclosed gardens, driveway, garage with adjoining boiler / laundry room, upvc double glazing, gas fired central heating, NO UPWARD CHAIN.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Part glazed wooden entrance door gives access to:

Entrance porch:

Having a range of glazed windows, tiled floor. Door then gives access to:

L-shaped hallway:

Having radiator, cloaks cupboard, storage cupboard, wall-mounted thermostat control unit, loft access, telephone point. Wooden framed door from hallway gives access to:

Lounge / diner:

19'1 x 13'3 max reducing 10'4 (5.82m x 4.04m max reducing 3.15m)
Having upvc double glazed window to front, coal effect gas fire set to a marble style hearth with tiled fire surround and timber mantel, further upvc double glazed window to side, radiator, coving to ceiling. Double glazed sliding door from lounge / diner gives access to:

Upvc double glazed conservatory:

10'1 x 8'3 (3.07m x 2.51m)
Having brick base, a range of wood effect upvc double glazed windows, polycarbonate roof, fitted ceiling fan with built-in light, wood effect upvc double glazed door giving access to the rear garden.

From hallway wooden framed glazed door gives access to:

Kitchen / breakfast room:

14'1 x 8'7 (4.29m x 2.62m)

Comprises: A range of wood effect eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink with drainer to side, four ring electric hob, built-in oven and grill (space for further appliances), glass display cabinet, radiator, upvc double glazed window overlooking the rear gardens, shelved storage cupboard, wood effect upvc double glazed window giving access to the rear garden.

From hallway doors then give access to both bedrooms and bathroom.

Bedroom one:

14'7 excluding recess x 10'10 (4.45m excluding recess x 3.30m)

Having upvc double glazed window to front, radiator, built-in double wardrobe, airing cupboard with hot water tank cylinder unit. Door from bedroom one gives access to:

En suite wc:

Having low flush wc, wash hand basin with storage cupboard below, upvc double glazed window to front, radiator.

Bedroom two:

11'10 x 10'11 max into recess (3.61m x 3.33m max into recess)

Having built-in double wardrobe, upvc double glazed window to rear, radiator.

Bathroom:

Having a coloured suite comprising: Timber style panelled bath with Triton shower over, pedestal wash hand basin, low flush wc, part tiled to walls, upvc double glazed window to rear, radiator.

Outside:

The property is approached via a tarmacadam driveway which gives access to a garage. Adjoining the garage is a boiler / laundry room

Boiler / laundry room:

8'6 x 6'10 (2.59m x 2.08m)
Having floor-mounted gas fired central heating boiler, storage cupboard with sink above with fitted worktops to side with space below for washing machine, upvc double glazed window. The front garden is screened from the road via mature hedging and brick walling and comprises: A lawned garden area with a variety of shrubs. Side access to both sides of the bungalow then leads to a pleasing rear garden having paved patio, lawned garden, stoned section, screened bin store area, outside cold tap, specimen shrubs, plants and bushes. The rear garden is enclosed by mature hedging and fencing.

Garage:

16'10 x 8'9 (5.13m x 2.67m)

Having an up and over door, upvc double glazed window.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

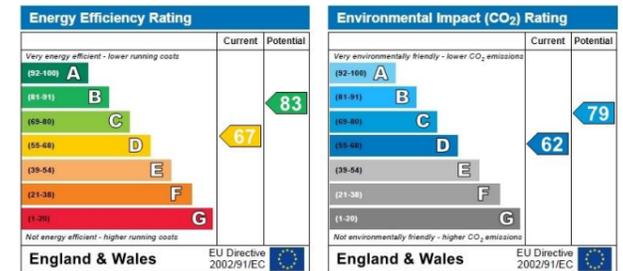
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

