

10 Station Road, Baschurch, Shrewsbury, Shropshire, SY4  
2BG

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**Offers In The Region Of £299,999**

Viewing: strictly by appointment through the agent

Being only one of its particular type, on this select modern development constructed by renowned local builders Shingler Homes, this is a instantly appealing, spacious and improved three bedroom semi detached house. The ground floor living area which includes a recently re-fitted luxury kitchen/diner is situated to the rear of the property. To the first floor there is a master bedroom with en-suite shower room and two further double bedrooms along with a modern family bathroom. The generous size rear enclosed gardens have also been landscaped by its current owners, making this a pleasing area for relaxing and entertaining. The village of Baschurch is a highly desirable location, having a excellent variety of amenities, highly regarded schooling and being well placed for easy access to the medieval town centre of Shrewsbury, market town of Oswesty and the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the agent for this property to be fully appreciated.

#### Accommodation

Entrance hallway, cloakroom, lounge, impressive re-fitted kitchen/diner (re-fitted April 2022), utility room, first floor landing, master bedroom with en-suite shower room, two further double bedroom, modern bathroom, front and generous size rear enclosed gardens with feature Indian sandstone paved patio area, brick paved driveway providing ample off street parking for at least two vehicles, upvc double glazing, gas fired central heating. Viewing is essential.

Canopy over, composite double glazed entrance door gives access to:

#### Hallway

Having porcelain tiled floor, radiator, wall mounted Honeywell digital heating control panel, large fitted double store cupboard with hanging rail.

Door from hallway gives access to:

#### Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, porcelain tiled floor, upvc double glazed window to front, radiator.

From hallway door gives access to:

#### Lounge

15'3 x 13'6 max reducing down to 9'4  
Having upvc double glazed French doors giving access to rear gardens, two radiators, porcelain tiled floor, under-stairs storage cupboard.

From hallway door gives access and from lounge access is given to:

#### An impressive re-fitted kitchen/diner ( re-fitted

13'7 x 13'6  
And comprises: a range of attractive shaker style eye level and base units with built-in cupboards and drawers, integrated fridge freezer, slimline dishwasher and stainless steel double oven, porcelain tiled floor, island with built-in drawers and storage cupboards, marble effect fitted worktops with ceramic square sink with brass style mixer tap over, five ring induction hob, concealed bin unit,, upvc double glazed French doors giving access to rear gardens, radiator, LED spotlights to ceiling.

Door from kitchen/diner gives access to:

#### Utility room

7'7 x 4'11  
Having marble style fitted worktop, wall mounted gas fired central heating boiler with extractor fan to side, space for washing machine, porcelain tiled floor, radiator, upvc double glazed window to front.

From hallway stairs rise to:

#### First floor landing

Having radiator, wall mounted digital controlled Honeywell heating control panel.

Doors from first floor landing then give access to three double bedrooms and modern bathroom.

#### Bedroom

10'9 x 9'5

Having upvc double glazed window to rear, radiator, fitted mirror fronted double wardrobe, TV aerial point,

Door from bedroom gives access to:

#### En-suite shower

Having tiled cubicle with mixer shower over, low flush WC, pedestal wash hand basin with mixer tap over, upvc double glazed window to front, shaver point, heated chrome style towel rail. vinyl wood effect floor covering.

#### Bedroom

10'8 x 9'4

Having upvc double glazed window to front, radiator.

#### Bedroom

10'8 x 9'2

Having upvc double glazed window to rear, loft access, radiator.

#### Modern bathroom

Having a three piece white suite and comprising: panelled bath with mixer shower over glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, heated chrome style towel rail, vinyl wood effect floor covering, Velux roof window, LED spotlights to ceiling.

#### Outside

To the front of the property there a two lawned garden sections with barked borders with inset shrubs, Indian sandstone pathway then gives access to front door. To the side of this there is a generous brick paved driveway providing ample off street parking for a least two vehicles. Gated pedestrian access then leads to a generous sized:

#### Rear garden

Having large Indian sandstone area, two outside lighting points and cold water tap, lawned garden, raised bed with sandstone stones with inset shrubs and bushes, two cherry trees, plum tree and apple tree. The rear gardens are enclosed by timber fencing

#### 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 C**

#### Tenure

We are advised that the property is FREEHOLD.

The vendor/s have informed us these details/charges are applicable:

Development charge for the up keep of the development approximately £200 per annum

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

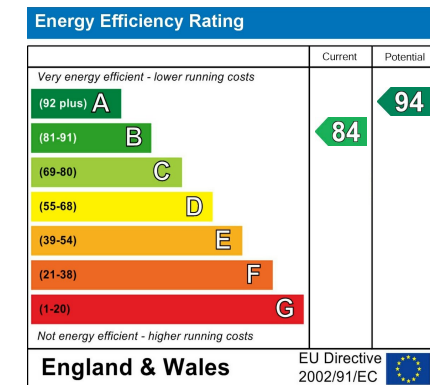
#### Mortgage Services

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.



## FLOORPLANS

