



6 Eleanor Harris Road, Baschurch, Shrewsbury,
Shropshire, SY4 2HQ

www.hbshrop.co.uk



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Offers In The Region Of £324,950

Viewing: strictly by appointment
through the agent

This is a modern three bedroom detached house which occupies a pleasant position within this sought after village location. The property offers bright and airy living accommodation throughout. 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 Oswestry and the A5 linking up to the M54 motorway network. The accommodation briefly comprises: Entrance hallway, lounge, impressive re-fitted family kitchen/dining room, utility room, cloakroom, first floor landing, master bedroom with dressing area and en-suite shower room, two further bedrooms, bathroom, driveway plus additional stoned parking forecourt to side, store garage, attractive southerly facing rear enclosed gardens, upvc double glazing, gas fired central heating. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation in greater detail comprises:

Canopy over composite double glazed entrance door gives access to:

Hallway

Having wall mounted thermostat control unit.

Door from hallway gives access to:

Lounge

14'7 x 11'1

Having upvc double glazed window to front, living flame coal effect gas fire, under-stairs storage cupboard, coving to ceiling.

Arch from lounge gives access to:

Impressive re-fitted family/kitchen/diner

23'5 x 9'2 max reducing down to 7'3

The dining area comprises: upvc double glazed sliding patio door giving access to rear gardens. vinyl wood effect floor covering. The kitchen area comprises; a range of contemporary eye level and base units with built-in cupboards and drawers, fitted stylish worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, microwave, five ring gas hob, fridge freezer and dishwasher, tiled splash surrounds, vinyl wood effect floor covering, three upvc double glazed windows, wood effect upvc double glazed door giving access to side of property, cupboard housing gas fired central heating boiler, wall hung radiator.

Door from kitchen/diner gives access to:

Utility room

7'0 x 4'8 excluding recess

Having eye level and base units, fitted worktops with stainless steel sink with mixer tap over, tiled splash surrounds, wood effect vinyl floor covering, radiator, space for washing machine.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over and tiled splash surround.

From hallway stairs rise to:

First floor landing

Having airing cupboard, loft access.

Doors then give access to: Three good sized bedrooms and bathroom.

Bedroom one

11'2 x 9'6

Having upvc double glazed window to rear, radiator.

Arch from bedroom gives access to:

Small dressing area

Having two fitted double mirror fronted wardrobes

Door to:

En-suite shower room

Having tiled shower cubicle, low flush WC, wash hand basin, half tiled to walls, radiator, vinyl floor covering, upvc double glazed window to front.

Bedroom two

12'7 x 8'7

Having mirror fronted built-in double wardrobe, over-stairs storage cupboard, two upvc double glazed windows to front, radiator.

Bedroom three

12'1 x 6'10

Having two upvc double glazed windows to rear, radiator.

Bathroom

Having three piece suite comprising: timber style panelled bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, upvc double glazed window to side, extractor fan to ceiling, radiator, vinyl floor covering.

Outside

To the front of the property there is a tarmacadam driveway with further low maintenance stoned parking forecourt to side. Brick paved pathway gives access to front door.

From the driveway access is given to:

Store garage

10'2 x 8'0

Having up and over door, fitted power and light.

Bricked paved pathway to the side of the house then leads to the:

Attractive rear gardens

Having brick paved patio area with inset decked area, lawned gardens, low maintenance borders, raised brick bed, stoned section. The rear gardens are enclosed by 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.

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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

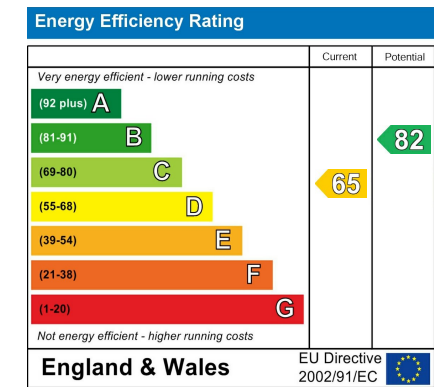
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

