

11 Kings Drive, Baschurch, Shrewsbury, Shropshire, SY4
2DG

www.hbshrop.co.uk



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The Property Misdescriptions Act
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Occupying a pleasing position on this favoured residential development, this is an attractive, deceptively spacious and particularly well proportioned, double fronted three bedroom detached house. Baschurch is a sought after village location having an excellent variety of local amenities and being well placed for easy access to the Shrewsbury town centre and A5 with links to Telford, Birmingham and beyond and to the north towards Oswestry, Wrexham and Chester. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, lounge, UPVC double glazed conservatory, kitchen/diner, laundry room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, generous driveway, detached brick single garage, double glazing, gas fired central heating, Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over, part glazed wooden entrance door gives access to:

Reception hallway

Having engineered wooden flooring, coving to ceiling, radiator.

Door to:

Understairs cloakroom

Having low flush WC, wall mounted wash hand basin, engineered wooden flooring, part tiled to walls, wall mounted extractor fan, radiator.

Door from reception hallway gives access to:

Lounge

16'11 x 10'8

Having UPVC double glazed window to front, radiator, TV aerial point, attractive stove set to a feature brick tyle hearth/chimney breast with wooden mantel, coving to ceiling, French doors give access to:

UPVC double glazed conservatory

12'0 x 9'0

Having brick base, wood effect flooring, range of UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from reception hallway gives access to:

Kitchen/diner

16'11 x 11'4

Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktop with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, engineered wooden flooring, UPVC double glazed window to front, sealed unit double glazed window to rear.

Door from reception hallway gives access to:

Laundry room

6'1 x 4'0

Having base unit with drawer above, fitted worktop, tiled splash surrounds, space for washing machine, wall mounted extractor fan, engineered wooden flooring, store cupboard housing gas fired central heating boiler, part glazed door giving access to rear of property.

From reception hallway stairs rise to:

First floor landing

Having sealed unit double glazed window to rear, over stairs airing cupboard.

Doors then give access to: Three bedrooms and bathroom.

Bedroom one

11'2 excluding recess x 9'1 excluding recess

Having sealed unit double glazed window to rear, radiator, range of built-in wardrobes.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, part tiled to walls, wall mounted extractor fan, UPVC double glazed window to front.

Bedroom two

11'1 x 9'9

Having UPVC double glazed window to front, radiator.

Bedroom three

11'6 x 7'0

Having sealed unit double glazed window to rear, radiator.

Bathroom

Having a three piece white suite comprising: Timber style panel bath with electric shower over, pedestal wash hand basin, low flush WC, part tile to walls, tiled floor, radiator, UPVC double glazed window to front, loft access, extractor fan to ceiling.

Outside

To the front of the property a paved pathway gives access to front door. To either side of the paved pathway there are lawn gardens with inset shrubs and bushes. To the side of the property there is a generous size tarmacadam driveway plus low maintenance stone section which gives access to:

Detached brick built garage

17'1 x 8'11

Having up and over door, glazed windows. In between the house and garage access then leads to the property's:

Rear gardens

Having paved patio area, low maintenance stone sections, lawn gardens, inset shrubs, plants and bushes, outside cold tap. To the corner of the garden is a timber summerhouse which could be include within the sale via separate negotiation.

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 D

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.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

