

4 All Saints Way, Baschurch, Shrewsbury, Shropshire, SY4
2FE

www.hbshrop.co.uk



Offers In The Region Of £350,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Occupying a lovely position on this small select modern development, this is an attractive, beautifully presented and improved three bedroom detached house. The property is located within this highly desirable village of Baschurch, a sought after village location having an excellent variety of local amenities, including highly regarded primary and secondary schools, 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: Contemporary refitted kitchen/diner with built-in appliances, attractive lounge. cloakroom, first floor landing, master bedroom with ensuite shower room, two further bedrooms, modern family bathroom, low maintenance front garden, rear enclosed gardens, generous size brick paved driveway providing ample off street parking, single garage, UPVC double glazing, gas fired central heating, sought after village location.

The accommodation in greater detail comprises:

Double glazed entrance door with canopy over gives access to:

Recently refitted contemporary kitchen/diner

14'6 max reducing down 11'2 min x 13'1

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 ceramic sink with mixer tap over, four ring induction hob with stainless steel cooker canopy over, integrated oven, fridge freezer and dishwasher, space for washing machine, tiled floor, cupboard housing gas fired central heating boiler, recessed spotlights to ceiling UPVC double glazed window to front, radiator, understairs storage cupboard.

From kitchen/diner door gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, radiator, tiled floor.

From kitchen/diner access is given to:

Lounge

15'6 x 14'7

having attractive wood effect flooring, recessed spotlights to ceiling, UPV double glazed window to rear, UVC double glazed French doors giving access to rear gardens, spotlights to ceiling, TV aerial point.

From lounge stairs rise to:

First floor landing

Having radiator, loft access. Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one

11'1 x 9'5 excluding recess

Having UPVC double glazed window with pleasing aspect to front, large built-in mirror fronted wardrobe, over stairs shelved storage cupboard, radiator.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle with wall mounted drench shower and hand-held shower attachment off, wall hung wash hand basin, tiled floor, UPVC double glazed window to front, extractor fan to ceiling.

Bedroom two

10'3 x 7'2

Having UPVC double glazed window to rear, radiator.

Bedroom three

7'4 x 7'2

Having UPVC double glazed window to rear, radiator, large walk-in wardrobe with fitted hanging rails.



Bathroom

Having a modern three piece suite comprising: Panel bath, wall hung wash hand basin, low flush WC, part tiled to walls, tiled floor, extractor fan to ceiling, UPVC double glazed window to side, heated chrome style towel rail.

Outside

To the front of the property there is a pleasing low maintenance frontage having stone sections, inset shrubs, paved pathway giving access to front door and mature hedge. To the side of the property there is a generous brick paved driveway providing ample off street parking for a number of vehicles. Access is then given to:

Brick built garage

Having up and over door, pitched tiled roof, double glazed service door to side.

Rear gardens

The rear gardens comprise: Paved patio area, lawn gardens, inset shrubs. 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.

COUNCIL TAX BAND C

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

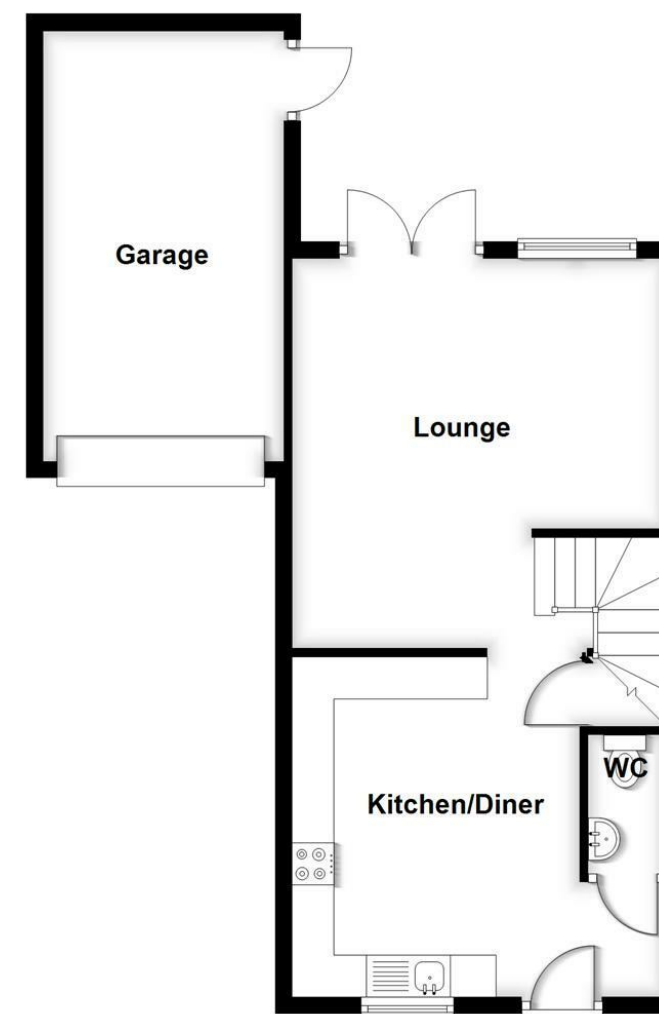
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Ground Floor



First Floor

