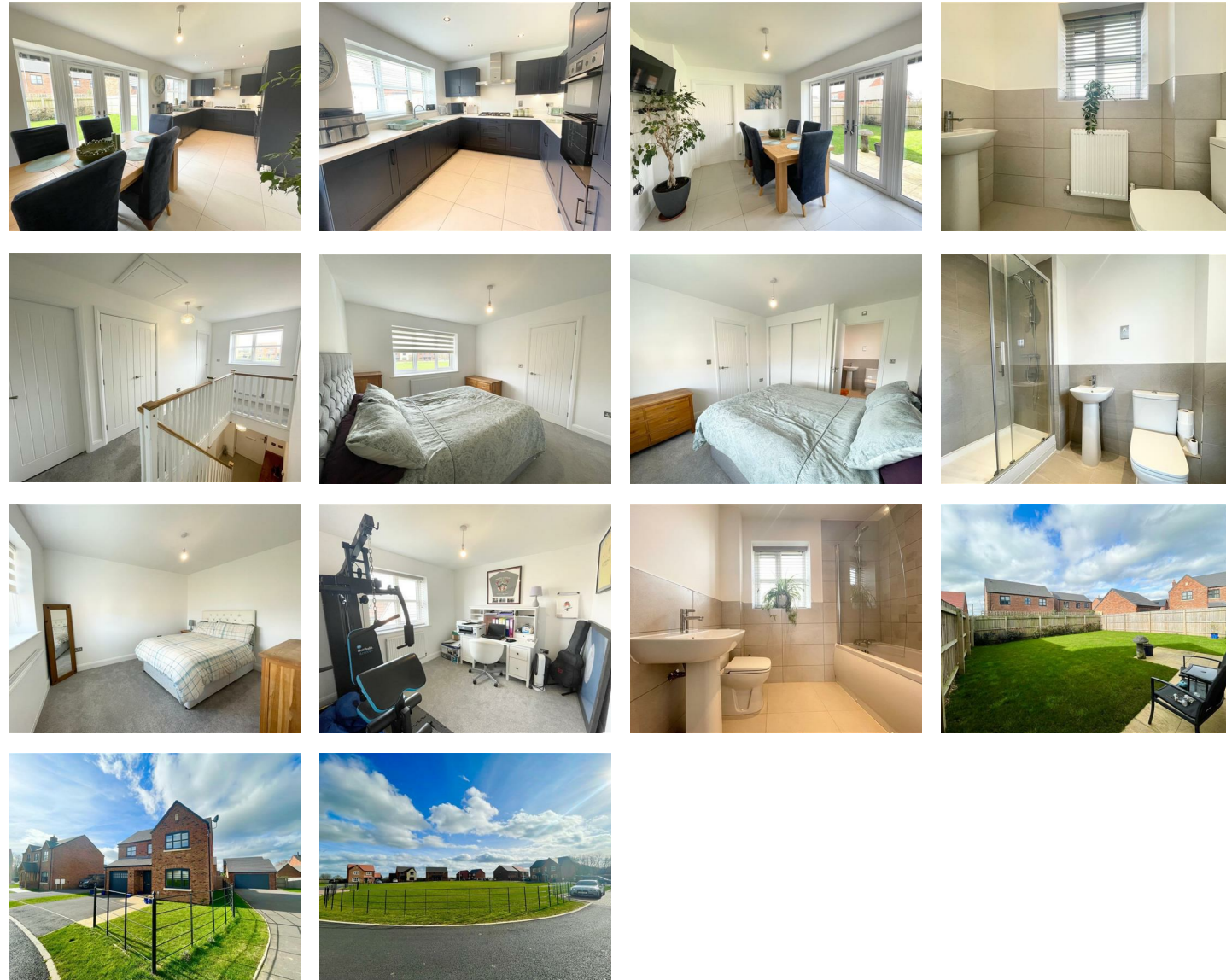


3 Salt Crescent, Baschurch, Shrewsbury, Shropshire, SY4
2FS

www.hbshrop.co.uk



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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £415,000

Viewing: strictly by appointment through the agent

Nestled in the charming village of Baschurch, this is a beautifully appointed four double bedroom detached property, constructed by Pickstock Homes which blends spacious, contemporary comfort and a well proportioned living accommodation throughout, along with a delightful outlook over a large communal green area. Baschurch is a highly sought after village location that perfectly blends rural tranquility along with everyday convenience. Within the welcoming community atmosphere there is a spa convenience store, public houses, takeaway outlets, well regarded schooling and a medical practice. Access to the medieval town Centre of Shrewsbury is readily accessible with the A5, linking up to the local bypass and onto the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, contemporary spacious kitchen/diner/family room with a range of built-in appliances, laundry room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, modern family bathroom, front and south westerly facing rear enclosed gardens, driveway, large integral garage, UPVC double glazing (with fitted blinds throughout), gas fired central heating. Approximately 8 years remaining of the NHBC certificate and approximately 1 year of builders warranty remaining, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with composite double glazed entrance door gives access to:

Reception hallway

Having tiled floor, radiator, wall mounted thermostat control unit, under stairs storage cupboard.

Door from reception hallway gives access to:

Lounge

18'4 x 10'8

Having two UPVC double glazed windows with fitted day and night blinds, radiator, TV and telephone points.

Door from reception hallway gives access to:

Kitchen/diner/family room

20'9 x 9'7

Having a range of attractive eye level and base units with built-in cupboards and drawers, range of built-in Zanussi appliances with include: double oven, fridge freezer, dishwasher, Earthstone fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, five ring Zanussi gas hob with Zanussi cooker canopy over, LED recessed spotlights to ceiling, tiled floor, UPVC double glazed window with fitted blind overlooking rear gardens, UPVC double glazed French doors with UPVC double glazed windows to side with fitted blinds, TV aerial point, radiator, tiled floor.

Door from kitchen/diner/family room gives access to:

Laundry room

6'6 x 5'1

Having fitted Earthstone fitted worktops with space below for washing machine and tumble dryer, UPVC double glazed window to side with fitted blind, cupboard housing Worcester gas fired central heating boiler, wall mounted electricality consumer units, service door to garage, tiled floor.

Door from laundry room gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, tiled floor, half tiled to walls, radiator, UPVC double glazed window to rear with fitted blind, extractor fan to ceiling.

From reception hallway stairs rise to:

Bright and airy first floor landing

Having UPVC double glazed window with a pleasing aspect to front with fitted day and night blinds, loft access, generous size cupboard housing Ideal cylinder unit.

Doors from first floor landing then gives access to: Four double bedrooms and family bathroom.

Bedroom one

13'3 max into recess reducing down to 11'4 min x 1

Having UPVC double glazed window with a pleasing open aspect to front with fitted day and night blind, large built-in double wardrobe, radiator.

Door to:

Ensuite shower room

Having tiled shower cubicle with wall mounted mixer shower and sliding glazed door to side, pedestal wash hand basin, low flush WC, tiled floor, heated chrome style towel rail, UPVC double glazed window to side with fitted blind, tiled floor, tiled to walls, recessed LED spotlights and extractor fan to ceiling.

Bedroom two

11'8 x 9'10

Having UPVC double glazed window with a pleasing open aspect to front with fitted day and night blind, radiator.

Bedroom three

10'9 x 9'10

Having UPVC double glazed window to rear with fitted blind, radiator.

Bedroom four

9'10 x 9'9

Having UPVC double glazed window to rear with fitted blind, radiator.

Family bathroom

Which comprises: A modern three piece suite with panel bath and shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, wall hung heated chrome style towel rail, tiled floor, part tiled to walls, UPVC double glazed window to rear with fitted blind, recessed spotlights and extractor fan to ceiling.

Outside

The property occupies a pleasing position with an open aspect to the front over a local green. At the front of the property there is a lawn garden, paved pathway giving access to front door and outside lighting points with access leading to:

Garage (Integral)

18'11 x 8'11

Having up and over door, fitted power and light.

Side access then leads to the property's:

South westerly facing rear garden

Which comprises: Paved patio, outside lighting points, outside cold water tap, lawn garden, inset shrubs. The rear gardens are enclosed by fencing.

AGENT NOTE

The vendors have informed us there is a charge for the up keep of the communal spacious with a cost yet TBC, but is believed to be approximately £180 per annum.

One of the vendors is a family relation to an employee of Holland Broadbridge

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 E

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

FLOORPLANS

