HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

2 Church Lane, Baschurch, Shrewsbury, Shropshire, SY4 2ED

www.hbshrop.co.uk

Offers In The Region Of £349,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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2 Church Lane, Baschurch, Shrewsbury, Shropshire, SY4 2ED

Offers In The Region Of

£349,995

Offered For Sale with No Upward Chain, this is a well presented, improved and deceptively spacious three bedroom detached bungalow, occupying a pleasant position within the highly sought-after village of Baschurch. The property offers enhanced and well-balanced living accommodation throughout, having been thoughtfully maintained and improved by the current owner. The versatile layout provides comfortable accommodation suitable for a range of purchasers, including families, downsizers and those seeking single-storey living. The village offers an excellent range of amenities some of which include: Doctors surgery, convenience store, public houses and highly regarded primary and secondary schools. The nearby market town of Shrewsbury provides a wider range of shopping, leisure and dining facilities whilst excellent road links via the A5 and A49 offer convenient access to the wider region. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, separate dining room, UPVC double glazed conservatory, refitted kitchen/breakfast room, three bedrooms, bathroom, front and rear enclosed gardens, generous size driveway, detached brick built garage, UPVC double glazing, oil fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed double doors give access to:

Entrance porch
Having tiled floor. Wooden framed glazed door gives access to:

Reception hallway
Having radiator, loft access, airing cupboard with hot water tank cylinder unit.

Door from reception hallway gives access to:

Lounge
16'8 x 11'0
Having UPVC double glazed window to front, radiator, coving to ceiling, coal effect electric fire set to a brick style hearth with timber fire surround.

Wooden framed glazed door from lounge gives access to:

Dining room
12'0 x 10'5
Having UPVC double glazed window to front, radiator, coving to ceiling.

UPVC double glazed French doors from dining room gives access to:

UPVC double glazed conservatory
10'10 x 10'2
Having brick base, range of UPVC double glazed windows overlooking the properties rear gardens, UPVC double glazed roof, UPVC double door giving access to rear gardens, wood effect flooring.

From reception hallway door gives access to:

Refitted kitchen/breakfast room
10'9 x 9'0
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, integrated stainless steel finished Bosch oven with four ring Bosch electric hob with concealed cooker canopy over, breakfast bar, space for further appliances, tiled floor, tiled splash surrounds, UPVC double glazed window overlooking the properties rear gardens, UPVC double glazed door from kitchen/breakfast room gives access to:

Side lobby
Having tiled floor, UPVC double glazed windows, UPVC double glazed door giving access to driveway and side of property.

Doors from reception hallway give access to: Three bedrooms and bathroom.

Bedroom one
12'9 max into wardrobe recess x 9'8
Having UPVC double glazed window overlooking the properties rear garden, radiator, large fitted wardrobe, coving to ceiling.

Bedroom two
10'1 x 9'4
Having UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom three
10'1 x 9'0
Having UPVC double glazed window to side, wooden parquet flooring, radiator, coving to ceiling.

Bathroom
Having a three piece coloured suite which comprises: Paneled bath with mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, heated towel rail, mirror fronted bathroom cabinet, shaver point, UPVC double glazed window to rear.

Outside
To the front of the property there is a generous lawn garden with well maintained conifers, inset shrubs,, plants, bushes and trees, Indian sandstone pathway gives access to front door. To the side of the property a five bar timber gate leads to a good size driveway with ample off street parking. Access is then given to:

Detached brick built garage
15'1 x 8'11
Having up and over door, UPVC double glazed window to rear, timber pedestrian service door to side. In between the bungalow and garage gated access then leads to the properties:

Rear garden
Comprises: Brick paved sun terrace with matching pathway, outside cold tap, lawn garden, garden pond, inset shrubs and bushes. The rear gardens are enclosed by fencing and mature hedging.

Services
Mains water, electricity, drainage 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.

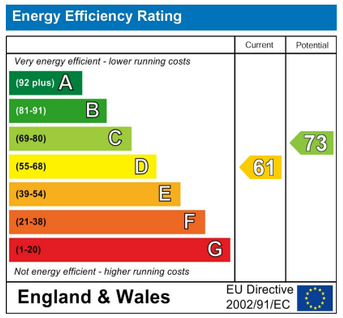
COUNCIL TAX BAND D

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.

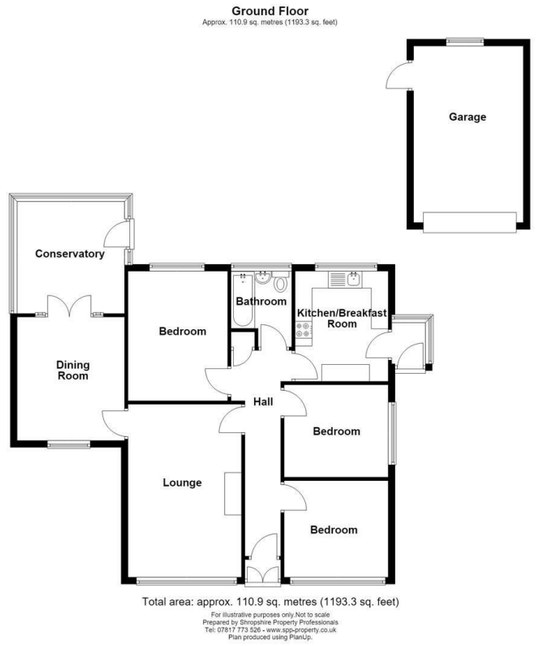
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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



FLOORPLANS



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