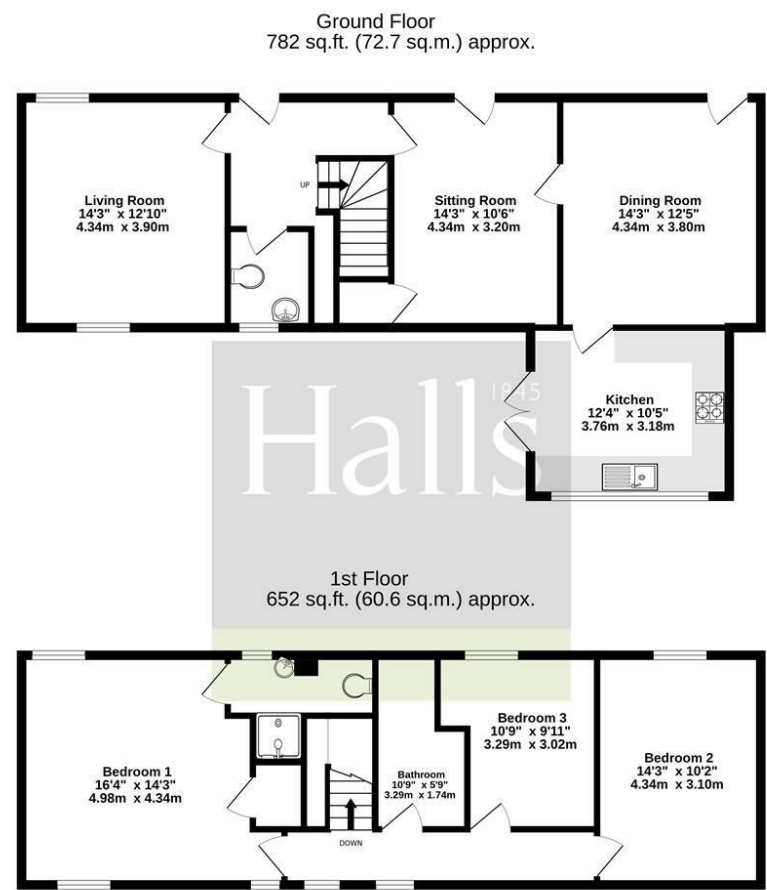
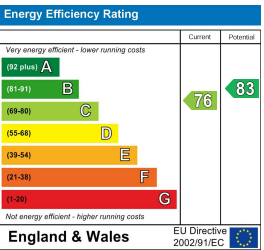


FOR SALE

The Briars, 2 Church View, Baschurch, Baschurch, Shrewsbury, SY4 2GD



Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls 1845

01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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FOR SALE

Offers in the region of £375,000


The Briars, 2 Church View, Baschurch, Baschurch, Shrewsbury, SY4 2GD

An attractive and well designed three-bedroom barn conversion benefitting from a deceptive amount of internal accomodation whilst enjoying front and rear gardens, and allocated parking, enviably situated on the edge of the sought after village of Baschurch.







Shrewsbury (8.5 miles), Ellesmere (11 miles) and Oswestry (11 miles).  
(All distances approximate)



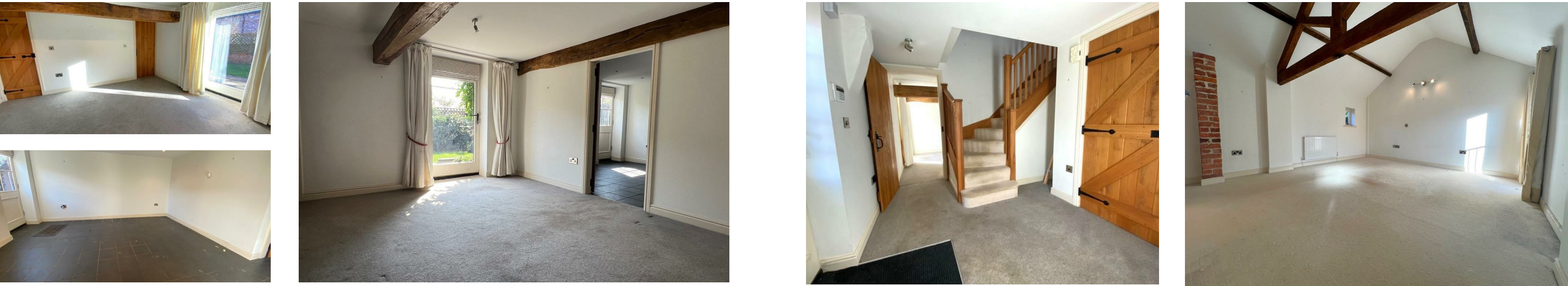
3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Barn Conversion
- Three Reception Rooms
- Master with En-Suite
- Traditional Features
- Allocated Parking
- Village Location

**DESCRIPTION**  
Halls are delighted with instructions to offer The Briars, 2 Church View, in Baschurch for sale by private treaty.

The Briars is an attractive and well designed three-bedroom barn conversion benefitting from a deceptive amount of internal accomodation whilst enjoying front and rear gardens, and allocated parking, enviably situated on the edge of the sought after village of Baschurch.

The internal accommodation, which has been well maintained, provides, on the ground floor, a Reception Hall, Living Room, Family Room, Dining Room, Kitchen, and Cloakroom, together with three first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom. The property benefits from a gas fired central heating system, double glazed windows and doors, and is presented for sale with the fitted carpets, curtains and blind included in the purchase price.

Outside, the property is complimented by a block paved parking area providing parking for at least two vehicles positioned a short walk from the property.

The gardens are an attractive feature of the property and are designed with ease of maintenance in mind, with a southerly facing front garden including a paved pathway leading to the front entrance door bordered by a shaped area of lawn and number of well stocked floral and herbaceous borders. The rear garden includes an area of paving providing space for sitting out and leading on to a slated area bordered by low level brick walling retaining a further floral and herbaceous borders beyond which is an attractive stone wall.

The sale of The Briars does, therefore, provide a very rare opportunity for purchasers to acquire an attractive and well designed barn conversion situated on the edge of this popular north Shropshire village.

**SITUATION**  
The Briars is positioned within a select and small development within a short walk to centre of Baschurch, which is a thriving village with an excellent range of local Shopping, Recreational and Educational facilities including the noted Baschurch Primary School and Corbet Secondary school. The county town of Shrewsbury (8.5 miles) is within a comfortable drive and has a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES:**  
A solid wood front entrance door with glazed panels opening in to a:

**RECEPTION HALL**  
Fitted carpet and matwell and staircase to first floor.

**DOWNSTAIRS CLOAKROOM**  
Pedestal hand basin (H&C), low flush WC, tiled flooring and double glazed opaque window to rear elevation.

**LIVING ROOM**  
14'2" x 12'9" (4.34m x 3.9m)  
Fitted carpet as laid, double glazed windows to front and rear elevations and exposed ceiling timber.

**FAMILY ROOM**  
14'2" x 10'5" (4.34m x 3.2m)  
Fitted carpet as laid, fully glazed door to front elevation, double glazed window to rear elevation, recessed storage cupboard housing the Worcester gas fired boiler and exposed timbers.

**DINING ROOM**  
14'2" x 12'5" (4.34m x 3.8m)  
Ceramic tiled floor, partly glazed door to rear elevation and exposed timbers.

**KITCHEN**  
12'4" x 10'5" (3.76m x 3.18m)  
Including a Belfast sink (H&C) with mixer tap, a range of granite work surface areas, base units incorporating cupboards and drawers, a Sterling cooking range with extractor hood over, integrated dishwasher, integrated fridge and freezer, a range of matching eye level cupboards, double glazed windows to rear and side elevations, bi-folding doors leading out to the patio area, and exposed timbers.

**FIRST FLOOR LANDING AREA**  
Fitted carpet as laid, double glazed windows to rear elevation, exposed timbers and brickwork.

**BEDROOM ONE**  
16'4" x 14'2" (4.989m x 4.34m)  
Fitted carpet as laid, fully glazed double opening doors leading to a Juliette balcony facing the front elevation, double glazed window to rear elevation, exposed truss and exposed brickwork, and a recessed wardrobe.

**EN SUITE SHOWER ROOM**  
Pedestal hand basin (H&C), fully tiled shower cubicle with mains fed shower, low flush WC, window to front elevation, extensively tiled walls and tiled flooring.

**BEDROOM TWO**  
14'2" x 10'2" (4.34m x 3.1m)  
Fitted carpet as laid, double glazed window front elevation, and exposed ceiling truss.

**BEDROOM THREE**  
10'9" x 9'10" (3.29m x 3.02m)  
Fitted carpet as laid, double glazed window to front elevation and exposed ceiling timbers.

**FAMILY BATHROOM**  
Panelled bath (H&C) with swan neck mixer tap, vanity hand basin (H&C), with cupboards and drawers below, low flush WC, extensively tiled walls and flooring and exposed timbers.

**OUTSIDE**  
The property benefits from block paved parking (marked number 2) a short walk from the property.

**GARDENS**  
The gardens have been designed with ease of maintenance in mind and include, to the front, a paved pathway leading to the front entrance door, bordered by a shaped lawn with a number of floral and herbaceous borders. The front garden enjoys a southerly aspect.

To the rear there is a paved patio area leading on to a slated area bordered to one side by low level brick walling retaining a floral and herbaceous border beyond which is an attractive stone wall. There is a useful timber garden storage shed.

**SERVICES**  
We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**  
The property is in band 'E' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.