

FOR SALE

Fernleigh Station Road, Baschurch, Shrewsbury, SY4 2BB



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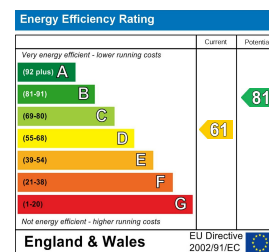
Offers In The Region Of £275,000

Fernleigh Station Road, Baschurch, Shrewsbury, SY4 2BB

**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.

Energy Performance Rating



A recently modernised and improved character property, set in a secluded position with a good size garden and spacious rooms throughout.



01743 236 444

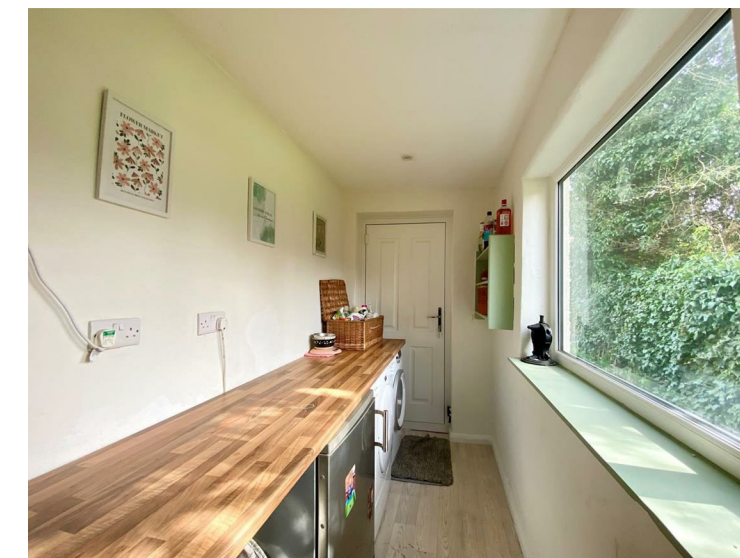
Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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2 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Recently Renovated
- Character Property
- Period Features
- Large Garden
- Spacious Rooms
- Sought-After Location

#### DIRECTIONS

From Shrewsbury proceed along Coton Hill turning left at the traffic lights onto Berwick Road in the direction of Baschurch. On arrival at a mini roundabout, just outside the village, turn right. Proceed to the far end of the village, on arrival at the crossroads take the right turning and park in the lay-by almost immediately after turning. The property is down a track between properties, and can be found on the left-hand side.

#### SITUATION

The property occupies an appealing position, set back from the road, in the popular village of Baschurch, which offers a range of basic amenities including a school, post office/store, fish and chip shop, doctors surgery with dispensary and public house. Commuters will find the property well placed for access to Shrewsbury with its excellent shopping centre, social facilities and rail service.

#### DESCRIPTION

Fernleigh is a beautiful character property, which has been sympathetically modernised throughout by the current owner. There are two spacious reception rooms with period features such as a bay window, original exposed floorboards, and traditional panelled doors. The kitchen has been recently fitted and is presented to a high standard, with the advantage of a separate utility room. Upstairs, there are two bedrooms and a four-piece bathroom suite with freestanding slipper bath. Externally, the garden is a good size and private, with views over fields beyond.

#### ACCOMMODATION

##### SITTING ROOM

A spacious room with dual aspects, including a feature bay window. There are exposed floorboards, panelled doors and a log-burner creating a wonderful, traditional homely space.

##### DINING ROOM

A very spacious room which is currently utilised as a dining room but has the ability to be used for a multitude of purposes including a home office, play room, or family room to suit the new owners needs. There is also convenient storage underneath the stairs.

##### KITCHEN

The kitchen has been recently fitted and is presented to a high-standard, with a range of wall and base units, large cooker with 5-ring hob, sink with drainer, and providing access to the garden.

#### UTILITY ROOM

A large utility room providing ample space for white goods, plumbing for utilities and further storage options.

#### FIRST FLOOR LANDING

##### BEDROOM 1

A large double bedroom with dual aspects, storage cupboard, walk-in wardrobe/dressing area, and providing loft access.

##### BEDROOM 2

A further double bedroom with aspects to the rear of the property.

#### BATHROOM

A four-piece bathroom suite comprising: freestanding slipper bath, corner shower, wash-hand basin and W.C.

#### OUTSIDE

A large garden that is situated at the side of the property which is mainly laid to lawn, with patio area, shed, and providing views over the fields beyond.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

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