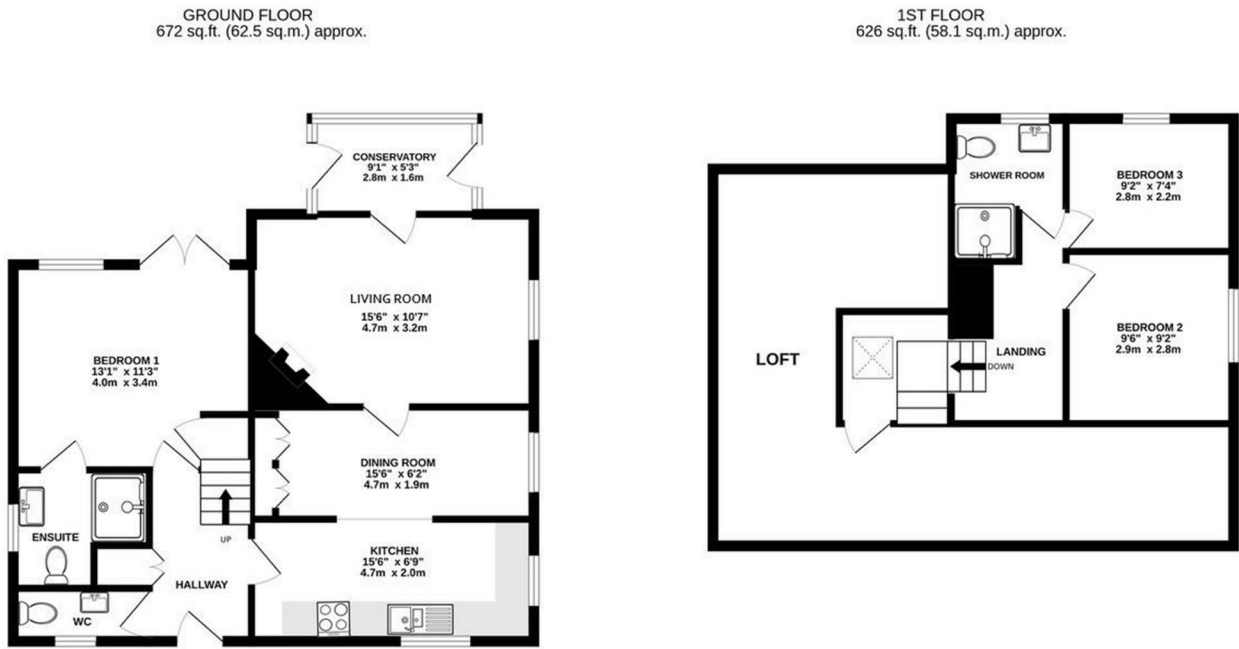


FOR SALE

Rose Cottage Prescott Road, Baschurch, Shrewsbury, SY4 2DR



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

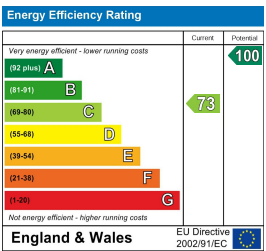
Offers in the region of £429,950

Rose Cottage Prescott Road, Baschurch, Shrewsbury, SY4 2DR

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 beautiful and most sympathetically renovated and improved mature detached cottage, offering extended accommodation, set in stunning surrounding gardens in this most popular rural village.




01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


MILEAGES: Shrewsbury 8.1 miles, Oswestry 7.9 miles and Telford 20.9 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular village location
- Character features
- Sympathetically renovated
- Highly appointed
- Stunning surrounding gardens
- No onward chain

DIRECTIONS
From Shrewsbury proceed along Coton Hill turning left at the traffic lights onto Berwick Road in the direction of Baschurch. Continue along and on arrival at the mini roundabout just outside the village, turn right, proceed passed the Doctors Surgery and the gated entrance to the property will be identified after a short distance on the right hand side.

SITUATION
Rose Cottage is situated on the fringe of the village of Baschurch which has a number of local amenities including a post office, doctors surgery, local supermarket, barber shop and the well reknown restaurant - The New Inn. Further afield are the towns of Shrewsbury and Oswestry, each providing extensive shopping, leisure and social facilities. There are a number of state and private schools available in the area including a private school, The Corbett School and Adcote in Baschurch, together with Packwood Haugh Prep School in nearby Ruyton Xi Towns. There are regular train links from Gobowen providing easy access to Birmingham and London beyond.

DESCRIPTION
Rose Cottage is a beautifully improved and impressively renovated mature detached cottage, which will no doubt have wide market appeal. The scheme of renovations have been extensive and include the following:

- * The property has been completely rewired.
- * The property has been totally replumbed.
- * New UPVC double glazed A grade windows.
- * Installation of a brand new Kitchen.
- * Installation of two new Shower rooms.
- * Landscaped gardens and gravelled driveway.
- * Redecorated throughout.
- * Composite grey front door.
- * Sections of the roof have been reroofed in Spanish slate.
- * Permission obtained for timber framed car port.

ACCOMMODATION
ENTRANCE HALL
With staircase rising to first floor. Built in Utility Cupboard with twin panelled oak doors. Space and plumbing for washing machine.

GUEST WC
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and mixer tap over. Tiled splash. Extractor fan with ceiling downlighters.

KITCHEN
Providing an attractive range of eye and base level units comprising soft close cupboards and drawers, with oak work surface over, and incorporating a one and a half bowl FRANKE sink unit and drainer with mixer tap over. BEKO electric oven and grill with 4 ring electric hob unit. COOKE & LEWIS extractor hood. Storage cupboard housing the WORCESTER gas fired central heating boiler. Integral dishwasher. Tiled splash. Dual aspect windows. Ceiling downlighters. Step down to Dining Area.

DINING AREA
With attractive exposed beams. A range of base level cupboards with solid oak top. Panelled solid oak door to:

LIVING ROOM
With ceiling downlighters. Fireplace with slate hearth housing log burning stove with timber mantle over. Attractive aspect over front garden. Panelled part glazed door to:

CONSERVATORY
Timber framed and slate, with stone floor and panelled part glazed entrance door, leading into:

REAR PORCH
With wraparound windows and polycarbonate roof and glazed access doors to both front and rear.

BEDROOM 1
With twin glazed French doors leading onto an Indian sandstone terrace. Under stair store cupboard. Panelled solid oak door to:

EN-SUITE SHOWER ROOM
Providing a white suite comprising low level WC, wall mounted wash hand basin in vanity unit storage drawer under, tiled splash, wall mounted heated towel rail, shower cubicle with mains fed shower with drench head and additional feeder shower attachment. Inset with aqua panelling and splash screen. Ceiling downlighters and extractor fan.

FIRST FLOOR LANDING
With attractive exposed timbers (section of A frame). Access to roof space.

BEDROOM 2
With attractive exposed timbers. Lovely outlook over front garden.

BEDROOM 3
With attractive exposed timbers. Lovely aspect over gardens.

SHOWER ROOM
Providing a white suite comprising low level WC, wall mounted wash hand basin with tiled splash, wall mounted heated towel rail. Solid oak sill. Shower cubicle with mains fed TRITON shower. Inset aqua boarding and splash screen. Exposed timbers.

OUTSIDE
The property is approached through a gated entrance, which extends on to a superb gravelled driveway providing parking for numerous vehicles and giving pedestrian access to the front and side of the property.

THE GARDENS
The front gardens offer beautiful flowing lawns containing a number of different fruit trees including an English Pear, two Apple trees and a Plum tree. The lawns then extend around the side of the property to the rear alongside an Indian sandstone pathway which opens into a lovely patio entertaining area. Steps rise to immaculately maintained lawns with sandstone raised herbaceous beds and borders containing a number of specimen shrubs and plants. External cold water tap.

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 C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com