




Mileages: Baschurch 2.9 miles, Shrewsbury 6.7 miles, Oswestry 13.8 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Lovely rural location
- Greatly improved
- Character features
- Large driveway parking area
- Attractive gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, take the B5067 Berwick Road for Baschurch and follow this for just over 4 miles to Walford Heath. At the crossroads, take the right turn signposted Old Woods and proceed along this road for just under 0.5 mile and the property will be found on the right hand side.

SITUATION
The property is attractively positioned in the lovely hamlet of Old Woods, between Baschurch and Shrewsbury. Local amenities can be found at Baschurch, which offers a good selection of facilities including the Corbett School, pub/restaurant, basic shops, tennis club and a vehicle repair garage. Alternatively, Bomere Heath offers a shop, pub, post office and takeaway. To the south lies the county town of Shrewsbury which provides a comprehensive shopping centre, together with a good range of leisure amenities and a rail service.

DESCRIPTION
4 Meadow Terrace is a most charming property that has undergone a number of improvements, introduced by the current owner. The ground floor offers a spacious living room with log burning stove, kitchen which provides a generous amount of fitted units together with integrated appliances. Off the inner hallway, the bathroom offers a modern white suite. To the first floor there are two bedrooms, the larger of which also contains a WC and wash hand basin. Outside, there is a generous gravelled parking area with space for numerous vehicles. The gardens which sit mostly to the rear, offer lawns, gravelled seating areas and a number of wells stocked shrubbery beds and borders.

ACCOMMODATION
Panelled entrance door leads into entrance porch.

ENTRANCE PORCH
With quarry tiled floor and glazed entrance door leading through to:-

LIVING ROOM
With beamed ceiling, attractive fireplace with slate hearth, exposed brickwork and housing a log burning stove.

KITCHEN
With tiled floor and providing a generous range of eye and base level units, comprising cupboards and drawers with work surface area over and incorporating sink unit and drainer with mixer tap over. Wine rack, integral BEKO electric oven and grill with integrated microwave oven over. Four ring BEKO induction hob unit with fitted filter hood. Integrated slimline dishwasher, part tiled walls. Door to inner hall and archway through to an extended area with further eye and base level cupboards and drawers, worktop, space and plumbing for washing machine, WARMFLOW oil fired central heating boiler and panelled part glazed UPVC entrance door to side.

INNER HALL
With tiled floor, staircase rising to first floor and glazed do to:

BATHROOM
Providing a white suite comprising low level WC, pedestal wash hand basin and P shaped panelled bath with mains fed shower over with drench head and additional feeder shower attachment. Majority tiled walls, splash screen, wall mounted heated towel rail.

FIRST FLOOR LANDING
With access to loft space.

BEDROOM ONE
With beamed ceiling, WC wash hand basin set in vanity unit with storage cupboard. Attractive outlook over fields to front.

BEDROOM TWO
With beamed ceiling.

OUTSIDE
The property is approached over a generous gravelled driveway providing parking spaces for numerous vehicles and also offering space for those with a motorhome/caravan.

THE GARDENS
To the front, the gardens provide abundantly stocked shrubbery borders. The majority of the gardens are located to the rear and these offer flowing lawns, gravelled seating areas and a number of herbaceous shrubbery plants and trees. Timber and felt storage shed. Vegetable growing area. Cold water tap. External double power socket. Prospective purchases may be delighted to note that the rear gardens benefit from a southerly facing aspect.

AGENTS NOTE
The property is subject to a right of way at the rear, for neighbouring properties in relation to refuse disposal.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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

SERVICES
Oil fired central heating,. Mains water, electricity 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 in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.