

**FOR SALE**

Offers in the region of £565,000

7 All Saints Way, Baschurch, Shrewsbury, SY4 2FE

A most impressive and beautifully maintained modern detached family home, providing a fantastic living environment, set with double garage and attractive gardens, backing onto farmland in this sought after village locality.



MILEAGES: Shrewsbury 8.3 miles, Telford 22 miles. All mileages are approximate.



- Sought after location
- Beautifully maintained home
- Superb living environment
- Driveway parking and double garage
- Attractive gardens
- Views over farmland

DIRECTIONS

From Shrewsbury take the B5067 Berwick Road through Leaton and Walford Heath. On reaching the village of Baschurch, turn right at the roundabout and proceed over the mini roundabout. Take the right turn into All Saints Way, follow this road into the development and the property will be found on the left hand side.

SITUATION

The property is attractively situated on the fringe of this popular rural village, being a short walk away from an excellent range of amenities including a church, the popular New Inn pub/restaurant and a Spar convenience store. The village is well known for its further amenities including the popular Corbet School, tennis club and equestrian centre. There are good road links to the town of Shrewsbury which provides an excellent shopping centre and rail service, Telford/M54 or alternatively to the north Oswestry and Chester.

DESCRIPTION

7 All Saints Way is a beautifully presented and highly appointed modern detached family home, which provides a fantastic living accommodation and will no doubt create excellent market appeal. The ground floor offers a central reception hall which leads off to a spacious front to back living room with log burning stove. The hub of the house is the feature open plan living dining kitchen, which contains a number of integrated Neff appliances and has french doors leading out the rear gardens. Also to the ground floor is a useful guest WC and separate utility room. The first floor includes four generous bedrooms, the principal of which contains a dressing area with built in wardrobes and an en-suite shower room. Bedroom two also has the benefit of an en-suite shower room, with the remaining two bedrooms being served by the family bathroom. Outside, there is a generous amount of driveway parking together with the detached double garage. The gardens are beautifully maintained with immaculate lawns, well stocked shrubbery beds and borders, together with patio seating areas. Prospective purchaser should be delighted to note that the rear gardens adjoin open farmland.

ACCOMMODATION

Impressive entrance with panelled part glazed door with full length glazed side panels.

RECEPTION HALL

Tiled floor, staircase to first floor and doors off and to:-

GUEST WC

Providing a modern white suite comprising low level WC, wall mounted wash hand basin with tiled splash, extractor fan.



Approximate Area = 1761 sq ft / 163.6 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 2059 sq ft / 191.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Halls. REF: 1269758



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



LOUNGE

Feature fireplace with slate tiled hearth, exposed brickwork, housing a log burning stove. Bay window with pleasant aspect over front gardens and green area beyond, attractive aspect over rear gardens.

FEATURE OPEN PLAN LIVING DINING KITCHEN

KITCHEN DINING AREA

With tiled floor, ceiling downlighters and providing an extensive range of gloss soft close eye and base level units comprising cupboards and drawers with extensive Quartz work surface area over and incorporating a one and half bowl sink unit with inset Quartz drainer and mixer tap over. Integral Neff electric oven and grill, with five ring stainless steel Neff gas hob unit and Neff extractor hood over. Quartz splash and sills. Integral wine fridge. Integrated Neff dishwasher and integrated fridge freezer. Breakfast bar eating area.

LIVING AREA

With tiled floor, providing twin glazed french doors with side panels providing access and pleasant aspect over rear garden.

UTILITY ROOM

With tiled floor and providing a fitted worktop with base level cupboards and stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas fired central heating boiler, panelled part glazed access door to rear gardens.

FIRST FLOOR LANDING

With access to loft space, built in airing cupboard, housing a Worcester pressurised hot water cylinder.

BEDROOM ONE

With access to loft space and offering an extensive range of built in wardrobes with mirror fronted sliding doors. Lovely aspect over rear gardens with open farmland beyond.



EN-SUITE SHOWER ROOM

Tiled floor and providing a modern white suite comprising low level WC, wall mounted wash hand basin and large shower cubicle with mains fed shower with drench head and additional feeder shower attachment, inset tiling and sliding splash screen, shaving connection point and heated towel rail.

BEDROOM TWO

With lovely aspect over gardens and adjoining farmland, door to:-

EN-SUITE SHOWER ROOM

Tiled floor and a white suite comprising low level WC, wall mounted wash hand basin and large shower cubicle with mains fed shower, inset tiling and sliding splash screen, wall mounted heated towel rail and extractor fan.

BEDROOM THREE

With built in double wardrobes with mirror fronted sliding doors, lovely outlook to the front over an open green area.

BEDROOM FOUR

Lovely outlook to the front over an open green area.

BATHROOM

Tiled floor and providing a white suite comprising low level WC, wall mounted wash hand basin and panelled bath, large shower cubicle with mains fed shower inset tiling and sliding splash screen, part tiled walls, shaving connection point, wall mounted heated towel rail and extractor fan.

OUTSIDE

The property has the benefit of a large brick paved driveway parking area with space for numerous vehicles, whilst also offering vehicular access to the detached garage and pedestrian access to the front and side of the property.



DETACHED GARAGE

With up and over double door, power and light points. Potential eaves storage area and part glazed pedestrian door leading to rear gardens.

THE GARDENS

To the front, the gardens offer immaculately maintained lawns with well stocked shrubbery beds and borders. A flagged pathway leads to a gated entrance to the rear. Adjacent to the rear of the house, is a stone flagged sun terrace ideal for Alfresco dining and entertaining. Flowing wraparound lawns then complete the gardens, with easily maintained herbaceous beds and borders, with room for potted plants. Timber and felt storage shed. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS

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

FOR SALE

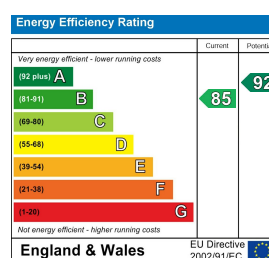
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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Shrewsbury Sales

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