



Roger  
Parry  
& Partners

9 Eleanor Harris Road, Baschurch,  
Shrewsbury, SY4 2HQ



**9 Eleanor Harris Road, Baschurch, Shrewsbury, SY4 2HQ**  
**Offers In The Region Of £375,000**

A well-maintained three-bedroom detached house within a popular development in the village of Baschurch. The property is conveniently located within walking distance of local amenities including the Corbet Secondary School.



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The accommodation briefly comprises an Entrance Hallway, Living Room, Kitchen/Diner, Utility Room, Landing Three Bedrooms, an Ensuite, and a Family Bathroom.

The property benefits from a mixture of uPVC and wooden frame double glazing, with full mains services, and a combi boiler providing the heating and hot water.

#### **ENTRANCE HALLWAY**

15'7" x 6'2"

Gloss-finish tile flooring, glazed wooden frame entrance door privacy window, open under stair storage, and one radiator.

#### **CLOAKROOM**

Situated under the stairs, tiled floor, half-tiled walls, wc, wall mounted corner hand wash basin, small radiator.

#### **LIVING ROOM**

19'7" x 10'7"

Carpet flooring, front aspect double-glazed wooden frame bay window, rear aspect French Doors to decking area, gas flame effect fire with ornate mantle surround, and two radiators.

#### **KITCHEN/DINER**

18'9" x 11'3"

Laminate wood effect flooring, front aspect double-glazed wooden frame bay window, rear aspect double-glazed wooden frame window, built-in base and wall units with laminated worktops including an integral one-and-a-half bowl stainless-steel sink with drainer, a four-ring gas hob with hidden extractor hood, and an electric low-level oven, and two radiators.

#### **UTILITY ROOM**

9'2" x 6'7"

Continued tile flooring from Entrance Hallway, rear aspect wooden frame double-glazed window, base unit with laminated worktops and integral stainless-steel sink, three-quarter fridge freezer, large double cupboard containing combi boiler, single cupboard with space and plumbing for a washing machine and dryer, Glazed uPVC rear door to Covered Rear Porch, and a stainless-steel heated towel rail.

#### **LANDING**

Rear aspect double-glazed uPVC window, access to loft area, storage cupboard over stairs.

#### **BEDROOM ONE**

10'3" x 11'0"

Double bedroom with carpet flooring, rear aspect uPVC double-glazed window, recessed make-up table with a fitted mirror, and one radiator.

An open archway leads to a dressing room area with a rear aspect uPVC double-glazed window, a double wardrobe with mirrored sliding doors, and one small radiator.

#### **ENSUITE**

5'8" x 6'0"

Tiled flooring, half-tiled walls, front aspect uPVC double-glazed privacy window, large built-in shower unit with electric shower, wc, pedestal hand wash basin, and one radiator.

#### **BEDROOM TWO**

9'1" x 11'5"

Double bedroom with carpet flooring, two front aspect uPVC double-glazed windows, fitted double wardrobe with attached dressing table and two matching bedside tables, and one radiator.

#### **BEDROOM THREE**

6'9" x 11'5"

Single bedroom with carpet flooring, rear aspect uPVC double-glazed window, fitted double wardrobe with an attached chest of drawers, and one radiator.

#### **FAMILY BATHROOM**

6'3" x 5'5"

Tiled floor, half-tiled walls, front aspect uPVC double -glazed privacy window, matching suite with fitted bath with an electric shower over, wc and pedestal sink, and one radiator.

#### **OUTSIDE**

The enclosed walled garden, to the rear, has a diverse and original range of plants, trees, and shrubs making for an exceptionally, beautiful private space. A fountain has been repurposed to create flowering beds, to match a number of herbaceous borders surrounding the garden. Large double doors allow access from the road while a covered rear porch has a further pedestrian door from the driveway. A decking area makes an excellent sun-trap also accessed via patio doors from the Living Room.

#### **GARAGE**

17'3" x 8'10"

Painted concrete floor, rear aspect wooden frame internal window, manual up-and-over door, wood frame pedestrian door, workbench, and a boarded loft space with a fixed wooden ladder. There are large covered storage spaces to the rear and the side of the garage.

#### **SERVICES**

Mains gas combination boiler providing hot water and heating

Mains electricity

Mains drainage

Mains water

Council tax band D

Tenure - Freehold

#### **LOCATION**

Baschurch is a very desirable village 8 miles North of the historic market town of Shrewsbury. The village has a selection of amenities including two public houses, a local supermarket, a large farm shop, a primary school and nursery and several takeaways. A local bus route passes through the village offering access to the surrounding area, including Shrewsbury itself. From Shrewsbury, the A5 and M54 offer routes towards the West Midlands and North-West.

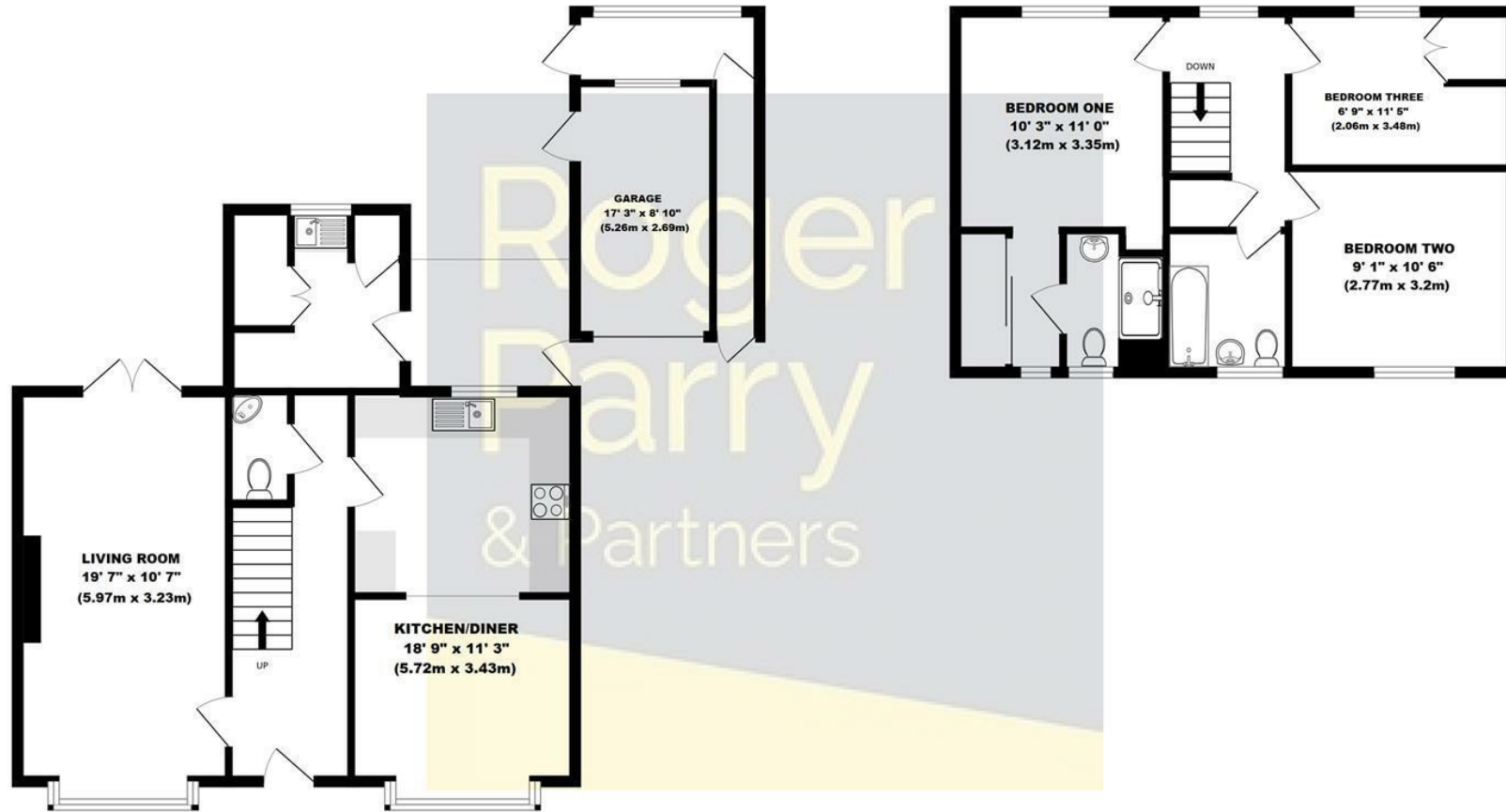
#### **DIRECTIONS:**

From Shrewsbury take the B5067 (Berwick Road) north continuing all the way to Baschurch. At Prescott take the third exit on the roundabout, continuing into Baschurch. Continue straight over the mini roundabout taking the third right-hand turn onto Kings Drive. Continue onto Kings Road North and follow the left-hand bend, turning onto Eleanor Harris Road. The property is on your right marked with a 'For Sale' board.

Floor Plan  
(not to scale - for identification purposes only)

GROUND FLOOR

1ST FLOOR



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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## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.