



Roger  
Parry  
& Partners

7 Nobold Close, Baschurch, Shrewsbury, SY4 2EH





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Offers In The Region Of £425,000**

Offered for sale with no upward chain, a deceptively spacious and extended, 3 bedroom detached bungalow providing well planned and well-proportioned accommodation throughout. The accommodation briefly comprises of; Entrance Hall, Lounge, Spacious Dining Room, Kitchen Breakfast Room, Conservatory, Three Bedrooms and Fitted Bathroom. Ample parking, Garage and Good-sized gardens. The property also benefits from central heating and double glazing.

The property occupies an enviable position in the heart of this much sought after village approximately 8 miles northwest of Shrewsbury. Baschurch is a self-sufficient village with primary and secondary schools, supermarket, doctors and pharmacy, public houses and restaurants, church, and regular bus service to the Town Centre.





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#### **ENTRANCE HALL**

With radiator, storage cupboard, access to loft space.

#### **LOUNGE**

14'1" x 17'11"

With window to front, attractive brick fire surround with space for electric fire, radiator and wall lights.

#### **DINING ROOM**

10'8" x 10'6"

With radiator and doors to kitchen. Sliding patio doors to Conservatory.

#### **KITCHEN/BREAKFAST ROOM**

14'3" x 10'6"

Having a range of matching eye level and base units with built-in cupboards and drawers, built in eye level double oven, electric hob and space for other appliances. Fitted worktops with single sink drainer unit, tiled surround to walls. Door to dining room, door to entrance hall. Window to rear and door to conservatory.

#### **CONSERVATORY**

14'10" x 11'10"

Being of double glazed construction with lovely views to garden. French doors leading to garden.

#### **PRINCIPAL BEDROOM**

13'8" x 11'9"

With window to rear and radiator.

#### **EN SUITE SHOWER ROOM**

Attractively fitted with a low flush wc, wash hand basin and shower unit with glass screen and door, window to rear and tiled walls and radiator.

#### **BEDROOM TWO**

12'0" x 14'4"

With built in wardrobes, window to front and radiator.

#### **BEDROOM THREE**

14'4" x 9'1"

Radiator and window to front.

#### **BATHROOM**

Fitted with a paneled bath, wash hand basin and low flush wc. Tiled walls and window to rear. Storage cupboard.

#### **OUTSIDE**

The property is approached over a driveway providing parking and vehicular access to the GARAGE remote control electrically operated roller shutter door, electric and lighting and service door. There is a neatly kept front garden.

To the rear of the property there is a good sized and attractive garden with a paved patio area, neatly kept lawn area, well stocked floral and shrub borders. Timber garden shed and greenhouse. The garden is enclosed on all sides by closely boarded wooden fencing and hedging.

#### **GENERAL NOTES**

##### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We would recommend this is verified during pre-contract enquiries.

##### **COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

##### **SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

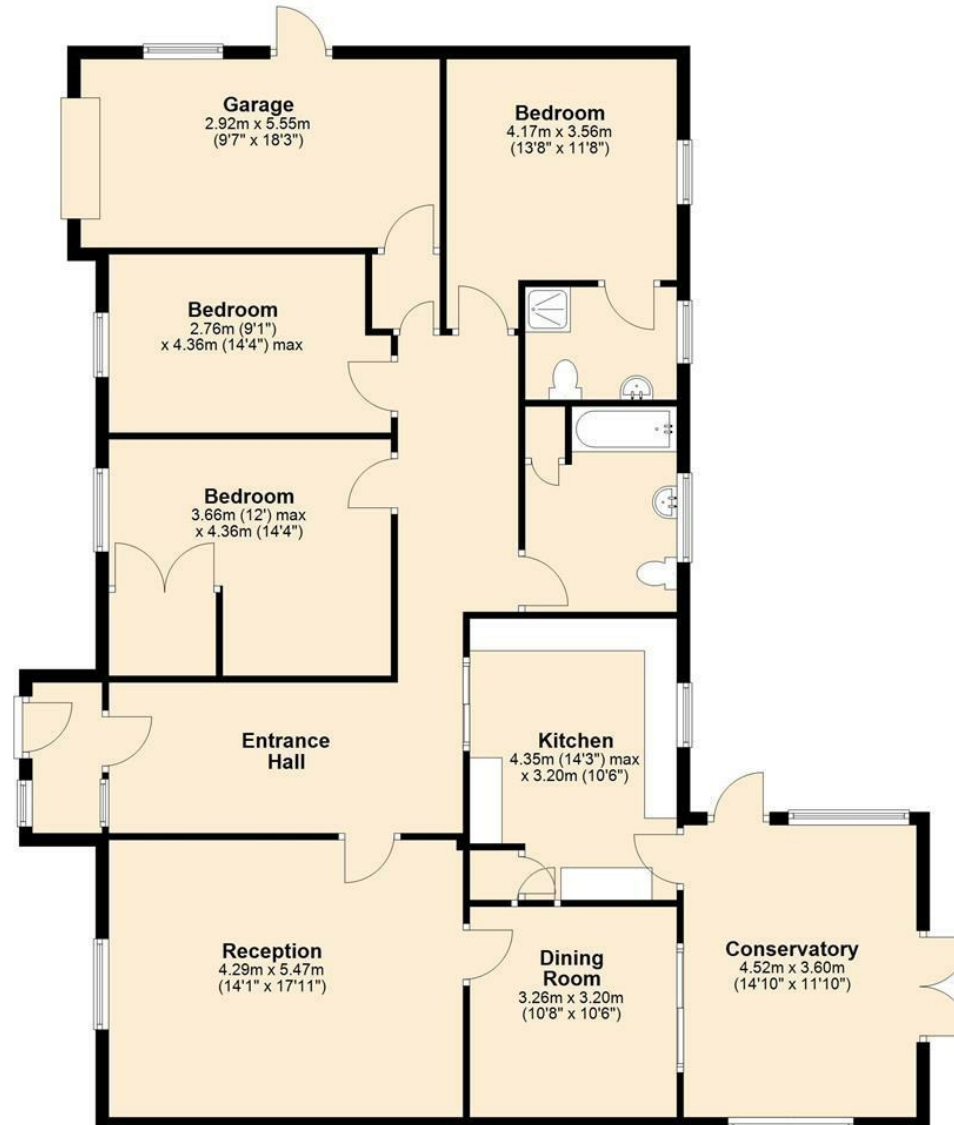
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

# Floor Plan

(not to scale - for identification purposes only)

## Ground Floor

Approx. 163.8 sq. metres (1763.2 sq. feet)





**General Services:** Mains electric, gas, drainage and water.

**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**EPC Rating:** D

**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.

## 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.