



Roger
Parry
& Partners

4 Newtown Gardens, Baschurch, Shrewsbury, SY4
2HF



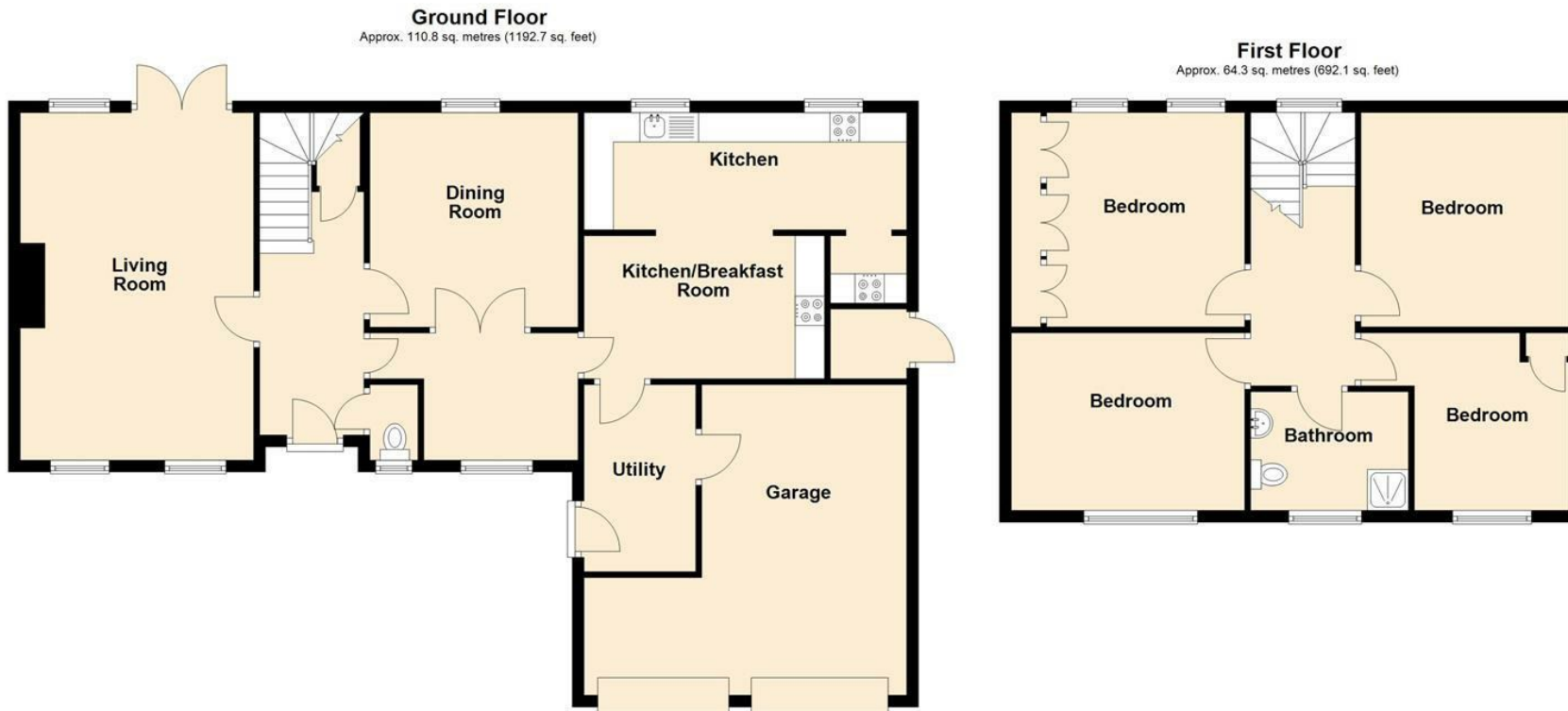
4 Newtown Gardens, Baschurch, Shrewsbury, SY4 2HF
Offers In The Region Of £425,000

An extremely spacious detached house set in generous well-stocked gardens, occupying a central location in the popular village of Baschurch. The accommodation briefly comprises: entrance hall, spacious through sitting room with open fireplace, dining room, study, good sized kitchen/breakfast room, downstairs WC and a large utility room. Upstairs there are four generous bedrooms and a family bathroom. The property has the benefit of gas central heating and uPVC double glazing to all windows, except from the kitchen windows which are wood double-glazed. The gardens are of particular note consisting of large enclosed front gardens providing good off-road parking, garaging and bike store together with further small integral tool store. The rear garden offers outside sitting areas and is well stocked with a host of plants and shrubs. Baschurch has an excellent range of local amenities all within a few minutes' walk.





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



Total area: approx. 175.1 sq. metres (1884.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Entrance Porch

With lighting point, quarry tiled flooring leading to hardwood panel and glazed door with full length opaque glass side screen to one side, leads to entrance hall.

Entrance Hall

13'10 x 5'10 (4.22m x 1.78m)

With radiator, central light point, power point, door to useful understairs storage cupboard, staircase leading to first floor.

Downstairs W/C

With W/C, corner wash hand basin with tiled splash, radiator, tiled effect laminate flooring, lighting point, feature circular wood framed opaque glass window to the front.

Sitting Room

19'6 x 13'0 (5.94m x 3.96m)

With open fireplace set to chimney breast with raised tiled hearth, one double one single radiators, central light point, coving to ceiling, power points, TV aerial socket, telephone socket, uPVC double glazed window overlooking gardens with matching double French doors alongside.

Dining Room

11'8 x 11'8 (3.56m x 3.56m)

With radiator, central light point, two wall light points, coving to ceiling, power points, uPVC double glazed window overlooking gardens to the rear, glazed and wooden arched feature double doors leads through to study.

Study

9'8 x 8'0 (2.95m x 2.44m)

With radiator, central light point, two wall light points, TV aerial socket, power points, uPVC double glazed window to the front, the study has communicating doors back to the entrance hall and leads through to the kitchen/ breakfast room.

Kitchen/ Breakfast Room

15'8" x 14'9" plus further area 6'5" x 5'1" (4.78m x 4.50m plus further area 1.96m x 1.55m)

With range of light oak units comprising one and a half bowl single drainer sink unit set in to laminate work surface, extending to two wall sections with extensive range of cupboards and drawers under and tiled splash above, built in electric hob with extractor hood above, built in double oven set into housing

alongside with further cupboards above and below, space and plumbing set for automatic washing machine/dishwasher, further range of matching units to adjacent wall, with cupboards and drawers under, tiled splash and range of eye level cupboards above, radiator, vinyl floor covering, ample power points, large double glazed sky light to the rear, two double glazed wood framed windows to the rear overlooking rear gardens, alcove set to one corner with further base unit with gas fired boiler above supplying domestic hot water and central heating, uPVC panel and glazed service door to one side.

Utility Room

10'6 x 8'9 (3.20m x 2.67m)

This has been created using part of the original double garage, stainless steel sink unit with base unit under with plumbing for washing machine alongside, ample space for upright fridge/freezer etc, radiator, power and lighting points, uPVC panel and glazed door leading to the front, further door giving access to garage.

Landing Area

8'4 x 5'9 (2.54m x 1.75m)

With central light point, landing gives access to bedroom accommodation comprising:

Bedroom One

13'0 x 10'0 (3.96m x 3.05m)

With radiator, power and lighting points, vanity wash hand basin with tiled splash set to one wall, uPVC double glazed window to the front overlooking gardens to the front.

Bedroom Two

11'8 x 11'1 (3.56m x 3.38m)

With radiator, power and lighting points, extensive range of built in wardrobes and storage cupboards set to one wall, comprising three doubles providing hanging rail and shelving, large uPVC double glazed windows to the rear overlooking gardens.

Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)

With radiator, power and lighting points, uPVC double glazed window to the rear overlooking gardens with views over wooded parkland beyond.

Bedroom Four

9'7 x 8'8 (2.92m x 2.64m)

With radiator, power and lighting points, built in linen cupboard with shelving, uPVC double glazed window to the front.

Family Shower Room

Fitted with white suite comprising walk in shower cubicle with glazed sliding door and fitted shower attachment, vanity wash hand basin with storage cupboards under and mirror, light, and shaver socket above, WC, fully tiled to all walls, micro tile effect laminate flooring, central light point, uPVC double glazed opaque glass window to the rear.

Attached Garage

17'5 x 9'7 (5.31m x 2.92m)

Originally this was a double garage but is now being partially converted to utility room now forming a full single garage and further adjoining bike store/ workshop alongside. Two up and over doors, concrete floor, power and lighting points, window to the side.

Outside Front

The property is approached off Newtown Gardens onto tarmac driveway which extends up to the property providing extensive off-road parking and turning area. The front gardens are laid to extensive lawns with variety of trees and shrubs inset and enclosed by mature hedging, paved pathway leads up to the front of the property with flower and shrub borders set to either side, with paved pathway extending across the front of the property giving access to the front door and garage service door, paved pathway to the left hand side gives access to timber garden store, further pedestrian access on the right hand side of the property gives access to rear gardens via wrought iron gate.

Integral tool store

9'0 x 6'5 (2.74m x 1.96m)

Outside Rear

French doors of sitting room lead onto concrete pathway extends across the width of the property with steps leading up to paved patio with further wooden decking area alongside and small greenhouse, gardens are laid to two lawned areas surrounded by extremely well stocked flower and shrub borders and are enclosed by a variety of wooden fencing, outside water tap, outside light.

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 understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very low. 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 enquiries.

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.



Local Authority: Shropshire 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.

Directions:

From Shrewsbury take the B5067 on reaching Baschurch take the third turning of the roundabout and continue into the village taking the fifth turning left into Newtown Gardens and No4 is situated on the right-hand side indicated by the for sale sign.

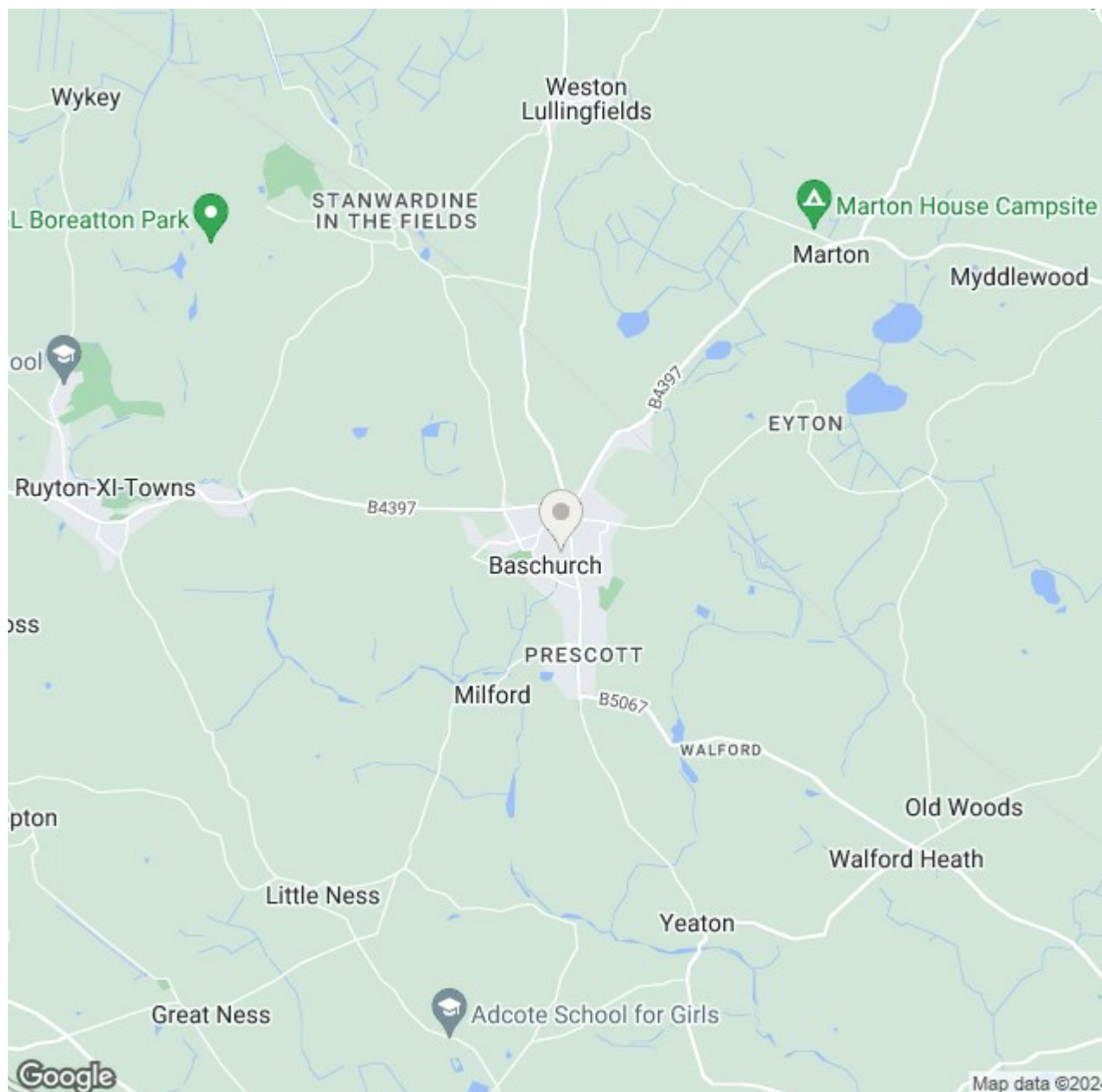
Viewing arrangements

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

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.