



Roger
Parry
& Partners

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



**4 All Saints Way, Baschurch, Shrewsbury, SY4 2FE
Offers In The Region Of £325,000**

A beautiful well-maintained link detached modern property, enjoying lovely outlooks over large open Green to the front with good sized south west facing private garden to the rear. Accommodation briefly comprises; entrance hall with downstairs cloakroom, sitting room/ dining room, kitchen. Upstairs there is the main bedroom with ensuite shower room, two further bedrooms and a family bathroom. The property has a delightful south west facing private garden, with a lovely terraced area ready for those Summer evenings.

The property has the benefit of double glazing, gas central heating, off road parking for two cars, together with good sized garage. The property occupies a central location of the popular village of Baschurch which has an excellent selection of local amenities including a pub/ restaurant and mini supermarket along with both a junior and senior school. Early Inspection is highly recommended.



Entrance Hall

8'3 x 7'1 (2.51m x 2.16m)

With ceramic tiled flooring, radiator, central light points, telephone point, power point. Door to...

Downstairs Cloakroom

Fitted with modern contemporary suite, comprising; w.c, wall mounted wash hand basin, radiator, light point, extractor fan and tiled flooring.

From entrance hall panelled door leads to...

Sitting/Dining Room

20'0" x 14'7" (6.10m x 4.45m)

With two radiators, range of recess spotlights, further pendant lighting point over dining area, power points, TV aerial socket. Door to large useful understairs storage cupboard, double glazed window overlooking private rear gardens with double French doors alongside, with further window to the side. Staircase leads to first floor.

From entrance hall, archway through to...

Kitchen

8'8 x 7'2 (2.64m x 2.18m)

With range of units comprising; stainless steel one and a quarter bowl single drainer sink unit set in to laminate work surfaces extending to three wall sections with range of cupboards and draws under and tile splash above. Built in electric hob with stainless steel extractor hood above and built-in electric oven below, space and plumbing for washing machine, built in fridge/ freezer, ceramic tiled flooring, range of recess spotlights, power points, double glazed window overlooking The Green to the front. Cupboard enclosing the wall mounted gas boiler supplying hot water and central heating.

Landing

Giving access to bedroom accommodation with power point, radiator, access to roof space.

Bedroom One (Front)

11'2 x 10'6 (3.40m x 3.20m)

With radiator, power and lighting points, extensive range of built-in wardrobes to one wall with mirror sliding doors providing hanging and shelving, further good sized built in shelved cupboard. uPVC double glazed window to the front overlooking The Green. Door to...

Ensuite Shower Room

Fitted with full tiled shower unit glazed folding door, wall mounted wash hand basin, w.c, heated towel rail, ceramic tiled flooring, extractor fan, double glazed opaque glazed window to the front.

Bedroom Two (Rear)

10'4 x 7'2 (3.15m x 2.18m)

With radiator, power and lighting points, uPVC double glazed window to the rear over looking gardens.

Bedroom Three (Rear)

7'6 x 7'2 (2.29m x 2.18m)

With radiator, power and lighting points, door to build in storage cupboard with shelving and hanging space, uPVC double glazed window to the rear overlooking the gardens.

Bathroom

Fitted with white suite comprising; one panelled bath with tiled surround, wall mounted wash hand basin, low level flush WC, ceramic tiled flooring, chrome heated towel rail, extractor fan, uPVC opaque double-glazed window to the side.

Outside Front

The property is approached over shared brick paved driveway giving access to two other properties which leads on to brick paved driveway giving off road parking for two cars and extending to...

Garage

17'6 x 9'9 (5.33m x 2.97m)

With metal up and over door, concrete floor, power and lighting point, service door leading to...

Rear Gardens

From double French doors out onto large, paved sun patio with lawns extending. Gardens are very secluded and enjoying lovely south westerly aspect and are enclosed by a variety of fencing.

Agents Notes

The property is subject to a service/ rent charge to cover the upkeep of the central Green, the most recent payment to cover the period from 1st March 2024 to 31st August is £126.54.

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 15 Mbps & Superfast 80 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

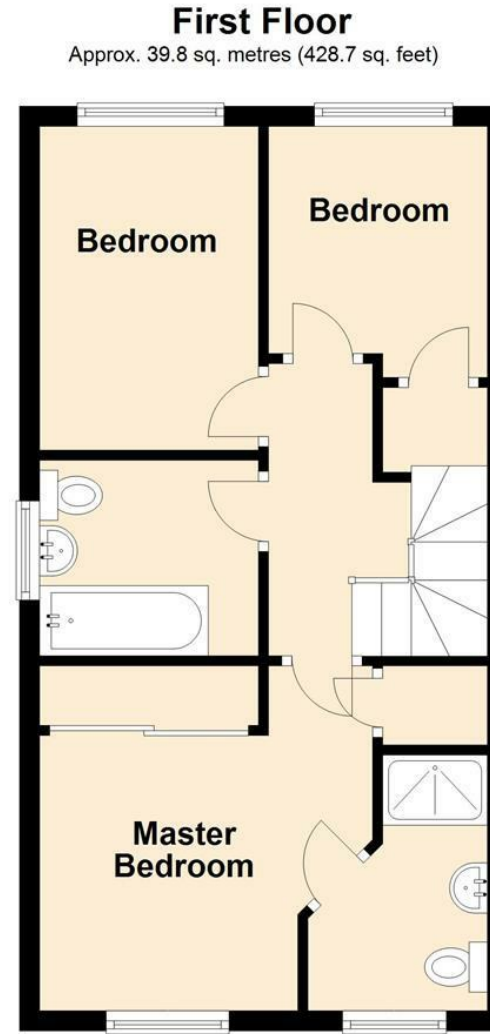
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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)



Total area: approx. 78.4 sq. metres (843.7 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.

Services: Mains gas, water, electric and drainage

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: B

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 town centre continue up Coton Hill to the traffic lights, turning left sign posted Baschurch. Continue on into Baschurch, at the large roundabout to over the mini roundabout and then take the first turning onto Prescott Road. Take the first right onto All Saints Way and number 4 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

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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 a 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.