



Roger
Parry
& Partners

Shepherds Cottage, 41 Prescott Road,
Baschurch, Shrewsbury, SY4 2DR



**Shepherds Cottage, 41 Prescott Road, Baschurch, Shrewsbury, SY4 2DR
Offers In The Region Of £255,000**

Offered for sale with no upward chain, a charming deceptively spacious, terrace cottage situated in the sought after village of Baschurch, just 7 miles from the historic town of Shrewsbury and 12 miles from Oswestry. The accommodation briefly comprises of Entrance porch, living room, fitted kitchen, sitting room, fitted bathroom and three bedrooms. The property benefits from central heating, double glazing, enclosed rear garden and off street parking.



Porch

Open brick porch with wooden front entrance door

Lounge

16'0" x 11'10" (4.89m x 3.62m)

With feature open fire with wooden surround. Radiator and window to front. Deep under stairs storage cupboard.

Kitchen

16'1" x 8'3" (4.91m x 2.53m)

With range of modern units comprising: single sink unit set into laminate work effect laminate worksurface, with range of cupboards and drawers under, built in single oven with electric hob and extractor hood over and tiled splash above, range of eye level cupboards. Space for fridge freezer. Original quarry tiled flooring and radiator. Door leading to deep storage cupboard with plumbing and space for washing machine. Open access to

Sitting Room

8'11" x 5'3" (2.72m x 1.61m)

With Quarry tiled flooring and bi fold doors to rear garden.

Bathroom

6'0" x 5'1" (1.84m x 1.57m)

Attractively fitted with a white suite comprising of p shaped bath with glass screen and shower over, wash hand basin and low flush wc. Quarry tiled flooring, tiled walls, window to rear and radiator.

Stairs rise from lounge to First floor landing

Bedroom

16'0" x 13'0" (4.89m x 3.98m)

With decorative cast iron fire surround, high ceilings, radiator and window to front.

Bedroom

11'6" x 7'8" (3.51m x 2.36m)

With high ceiling, built in storage, decorative cast iron fire surround, radiator and window to rear.

Bedroom

With high ceiling, radiator and window to rear.

Outside

The property is set back from the roadside and is positioned in the Centre of a row of three cottages. To the front of the property there is parking for 2 vehicles. The rear garden is fully enclosed with fencing and has a lovely decked sun terrace leading onto a paved terrace with fruit trees, it also benefits from a garden storage shed.

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 & Ultrafast 900 Mbps. Mobile Service: 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 currently deleted as it is a holiday let so on business rates. The rating previously was A. 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.

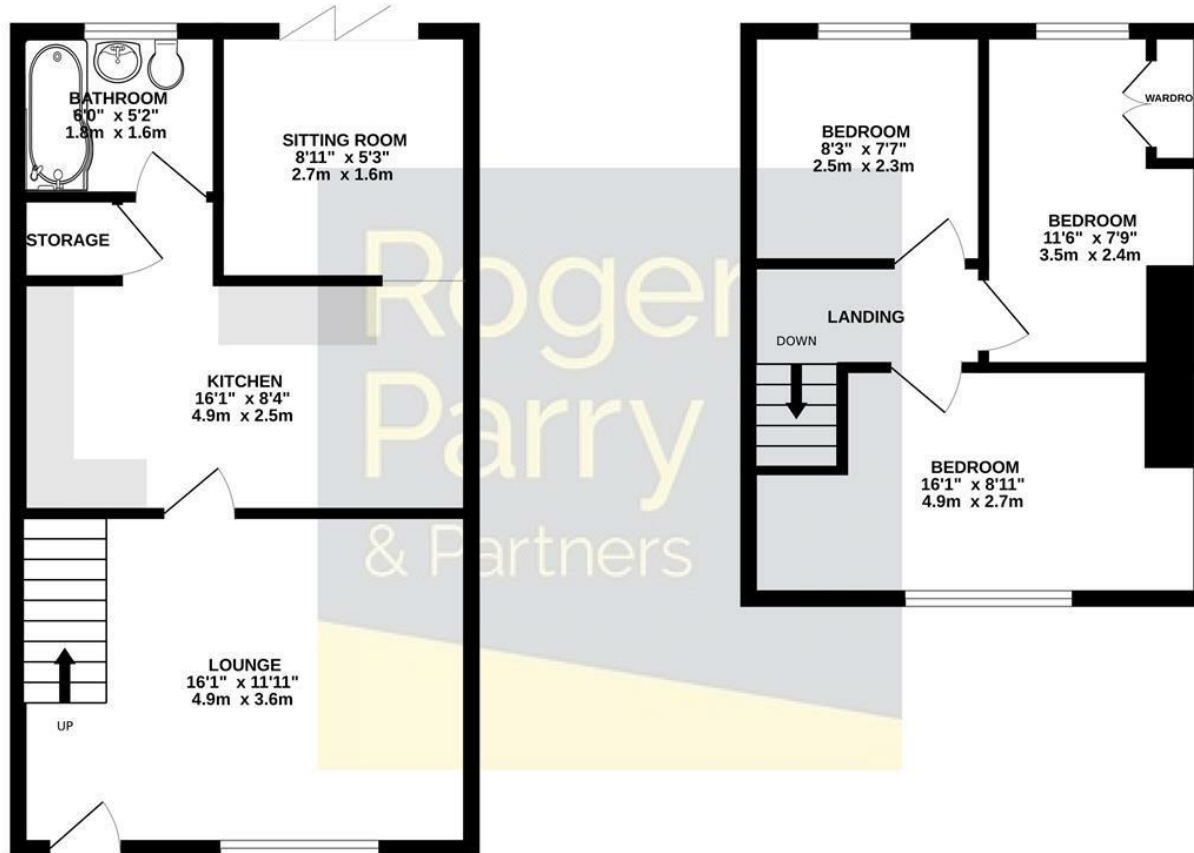
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.3 sq.m.) approx.

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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Local Authority: Shropshire Council

Council Tax Band: Exempt

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

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 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.