



Roger
Parry
& Partners

9 Robert Jones Close, Baschurch, Shrewsbury, SY4
2HN



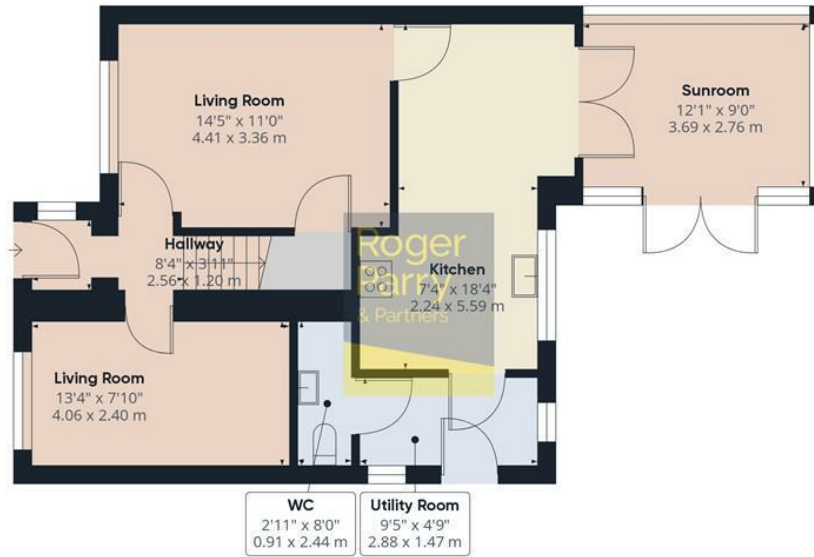
**9 Robert Jones Close, Baschurch, Shrewsbury, SY4 2HN
Offers In The Region Of £385,000**

Superior, spacious, and delightfully located three-bedroom detached family property having benefits of two reception rooms, landscaped garden with exceptional open views to rear, off street parking for two cars, double glazing throughout and gas central heating. The accommodation comprises: reception hall, attractive lounge, family room, refitted kitchen diner, utility, cloakroom, and superb conservatory with open views, principal bedroom with luxury refitted en suite shower room, two further bedrooms and refitted family bathroom. The property is conveniently located within walking distance of local amenities including Baschurch Primary School and The Corbet Secondary School.

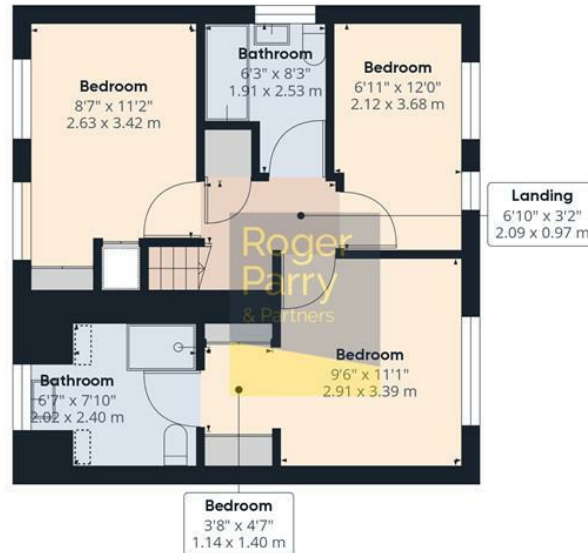




Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
1141.86 ft²
106.08 m²

Reduced headroom
3.47 ft²
0.32 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Situated in the heart of Baschurch village with benefits of amenities, including shops, schools, doctors surgery and pubs, this desirable location offers the perfect balance of rural tranquility and urban convenience.

Reception Hall

8'4 x 3'11 (2.54m x 1.19m)

With wooden style flooring and doors leading to both reception rooms.

Lounge

14'5 x 11 (4.39m x 3.35m)

With window to front, radiator, attractive wooden fire surround with coal effect gas fire.

Family Room

13'4 x 7'10 (4.06m x 2.39m)

With window to front, radiator.

Refitted Kitchen Diner

7'4 x 18'4 (2.24m x 5.59m)

Tiled floor, range of cream gloss wall and floor base kitchen units, solid wooden worktops, tiled splashback, Belfast style sink unit with mixer tap, 4 ring electric hob with extractor hood above and double oven beneath.

Window facing onto rear garden. Space for dining table. French doors to Conservatory and door to;

Utility

9'5 x 4'9 (2.87m x 1.45m)

Tiled floor, range of wall and floor base units, housing gas central heating boiler, solid wooden worktops, tiled splashback, space and plumbing for washing machine and tumble dryer. Window and door to rear. Door to

Cloakroom

2'11 x 8 (0.89m x 2.44m)

With low flush WC, wash hand basin and tiled surround.

Conservatory

12'1 x 9 (3.68m x 2.74m)

Brick-built UPVC double-glazed conservatory, wooden style flooring, radiator, and wonderful views to fields at the rear.

Stairs from entrance hall to first floor landing

Principal Bedroom

9'6 x 11'1 (2.90m x 3.38m)

With window to rear, radiator, two built in wardrobes with sliding mirror doors. Door to

Luxury refitted en suite shower room

6'7 x 7'10 (2.01m x 2.39m)

With luxury vinyl floor covering, low flush wc, wash hand basin set into vanity unit, walk in shower unit with glass screen and modern splashboard surround. Tiled surround to walls and heated towel rail. Window to front.

Bedroom Two

8'7 x 11'2 (2.62m x 3.40m)

With two windows to front, radiator, built in double wardrobe with sliding mirror doors and further storage cupboard.

Bedroom Three

6'11 x 12'0 (2.11m x 3.66m)

With two windows to rear and radiator.

Refitted Family Bathroom

6'3 x 8'3 (1.91m x 2.51m)

Refitted with a modern white suite comprising of l shaped panelled bath with shower unit over and glass side screen, wash hand basin set into vanity unit and low flush wc. Heated towel rail, window to side and part tiled surround to walls.

Outside

The property occupies a pleasing position in a quiet cul de sac with open views to rear. To the front of the property, there is a tarmac driveway with parking for two cars. The front gardens are laid to lawn. Gated pedestrian side access gives access to rear. The rear garden is an attractive feature of the property with paved patio, wooden garden shed leading onto lawn area with floral and shrub borders, beautiful raised decked sun terrace, perfect for al fresco dining. The rear garden is fully enclosed with fencing and to the rear is bordered by open fields.

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 D. 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 Tax Band: D

EPC Rating: C

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.