







**15 All Saints Way, Baschurch, Shrewsbury, SY4 2FE**  
**Asking Price £275,000**

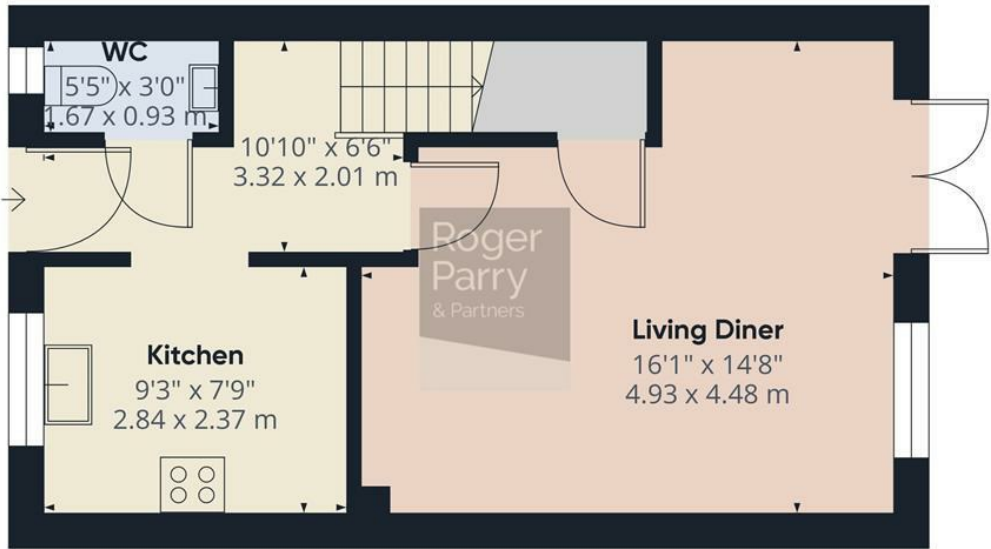
Occupying a fantastic position within a lovely modern development, this beautifully presented semi-detached house offers thoughtfully designed and practical accommodation, while benefitting from a private garden, driveway parking and impressive views over the green to the front and open fields to the rear. Viewing is highly recommended.



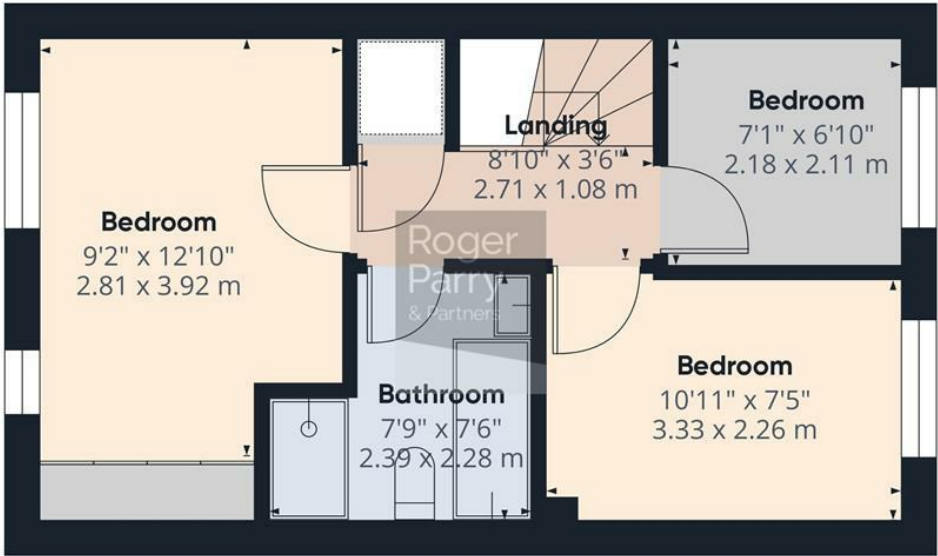




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
706.98 ft<sup>2</sup>  
65.68 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

Situated in a quiet and convenient location within a popular and well-designed development, a few minutes' walk from the centre of Baschurch and its many excellent amenities, such as the Corbet secondary school, popular pub/restaurant, medical practice and supermarket, as well as being just a 15 minute drive from the centre of Shrewsbury.

**Reception Hall**

With tiled flooring, radiator, open access to Kitchen and door to

**Cloakroom**

Fitted with low flush wc and wash hand basin with mixer taps. Tiled flooring, window to front and radiator.

**Kitchen**

Fitted with a contemporary range of units comprising inset sink with mixer taps set into worksurfaces and matching upstands, extending to two wall sections. Extensive range of cupboards and drawers under, space for fridge freezer, space and plumbing for washing machine, built in single oven with hob and extractor hood and stainless steel splash backs. Range of built in eye level cupboards. Cupboard housing gas central heating boiler. Tiled flooring, inset ceiling lights, window to front overlooking the green.

**Living Diner**

With window and French doors overlooking the rear. Radiator and deep under stairs storage cupboard.

Stairs rise from Reception Hall to First floor landing with access to loft space and deep storage cupboard.

**Bedroom**

With build in wardrobe with sliding mirror doors, radiator and windows overlooking the green to front.

**Bedroom**

With radiator and window to rear with fabulous open outlooks.

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With radiator and window to rear with fabulous open outlooks.

**Bathroom**

Attractively fitted with a modern suite comprising of low flush wc, wash hand basin, paneled bath and separate shower unit with glass doors. The room benefits from tiled flooring and part tiled walls, radiator and extractor fan.

**Outside**

The front of the property benefits from parking for two cars. Side pedestrian access leads to the enclosed rear garden with paved sun terrace, lawn area with space for garden shed and decked sun terrace. The garden is enclosed with fencing and hedging. There are open views beyond the rear garden.

**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: Limited/ Likely. 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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## General Services:

**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.

## 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

**Roger  
Parry**  
& Partners

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.