



Plot 40 - The Merrington, Boreatton Fields, Baschurch, Shrewsbury, SY4 2BG

£334,995

The Merrington is a fantastic three bedroom detached family home with single integral garage. The ground floor boasts an open plan layout with kitchen/dining area and living room, perfect for modern day living. The kitchen benefits from having a utility off and ground floor WC. To the first floor two bedrooms are served by the family bathroom with the largest master bedroom benefitting from an ensuite shower room. Located in the thriving village of Baschurch approximately 8 miles north of Shrewsbury and 11 miles south of Oswestry. Excellent local amenities and good road links.



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Ref: 4674

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Boreatton Fields is a development of 48 homes which includes 2, 3 and 4 bedroom properties with a choice of 11 different home styles. The vibrant village of Baschurch boasts 2 pubs/restaurants, a convenience store with full post office facilities, tennis club, primary school and the popular Corbet secondary school. A further range of independent schools are available including Adcote school, Packwood Haugh and Oswestry school. A local doctor's surgery, pharmacy and optician are also within close proximity. Shropshire's largest market town, Shrewsbury is only a 10 minute drive away, Shrewsbury also has a train station with direct line services to Birmingham, Manchester, Cardiff and Holyhead.

Entrance Hall

Living Room 16' 7" x 11' 3" (5.05m x 3.44m)

Kitchen/Dining Room 12' 6" x 18' 6" (3.81m x 5.64m)

Downstairs WC

Utility Room 7' 6" x 5' 8" (2.28m x 1.73m)

Garage 19' 5" x 9' 1" (5.93m x 2.78m)

First Floor Landing

Bedroom 1 15' 5" x 9' 11" (4.69m x 3.01m)

En-suite Shower Room

Bedroom 2 9' 0" x 11' 5" (2.74m x 3.47m)

Bedroom 3 9' 7" x 8' 2" (2.91m x 2.50m)

Family Bathroom

Airing Cupboard

Council Tax Band 2

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Site Maintenance Charge £250 per annum

Key Details & Measurements

1105 sqft

Ground Floor

(L x W)

- Hall**
5.50m (max) x 2.04m (max)
- Living room**
5.05m (max) x 3.44m
- Kitchen/Dining**
3.81m (max) x 5.64m (max)
- WC**
2.28m x 0.88m
- Utility**
2.28m x 1.73m
- Garage**
5.93m x 2.78m



First Floor

- Landing**
3.30m x 1.14m
- Bedroom 1**
4.69m (max) x 3.01m
- En-Suite**
1.77m x 1.92m
- Bedroom 2**
2.74m (max) x 3.47m (max)
- Bedroom 3**
2.91m x 2.50m
- Bathroom**
2.10m (max) x 2.04m
- Store/AC**
0.79m x 0.75m



Flat -10 is the mirror image of the drawing above.

FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage