



Zaza Johnson & Bath
Estate Agents

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The Sandford, Boreatton Fields, Baschurch, Shrewsbury, SY4 7BG,

£399,995

The Sandford is a stunning four bedroom detached home with beautiful characterful features. Accommodation includes open plan Kitchen/Dining Room, Living Room Utility Room, Downstairs Cloakroom/WC, Integral Garage, Master Bedroom with En Suite Shower Room, 3 further Bedrooms and Family Bathroom. 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.



The Sandford, Boreatton Fields, Baschurch, Shrewsbury, SY4 7BG, Ref: 4676

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.

Accommodation comprises

Entrance Hall 16' 7" x 7' 5" (5.05m x 2.27m)

Living Room 15' 4" x 11' 6" (4.68m x 3.51m)

Kitchen/Dining Room 13' 4" x 18' 3" (4.07m x 5.56m)

Cloakroom/WC

Utility Room 9' 0" x 6' 8" (2.74m x 2.03m)

Integral Garage 19' 8" x 9' 2" (6.00m x 2.79m)

First Floor Landing

Bedroom 1 10' 10" x 11' 7" (3.29m x 3.54m)

En Suite Shower Room

Bedroom 2 10' 8" x 8' 10" (3.24m x 2.70m)

Bedroom 3 8' 4" x 8' 2" (2.54m x 2.50m)

Bedroom 4 24' 0" x 9' 2" (7.32m x 2.79m)

Family Bathroom

Council Tax Band – Not yet available.

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

1354 sqft

Ground Floor

(L x W)

Hall
5.04m x 2.27m (max)

Living Room
4.68m (max) x 3.51m (max)

Kitchen/Dining
4.07m (max) x 5.56m (max)

WC
1.75m x 0.99m

Utility
2.74m x 2.03m

Garage
6.00m x 2.79m



First Floor

Landing
3.79m x 1.97 (max)

Bedroom 1
3.29m (max) x 3.54m (max)

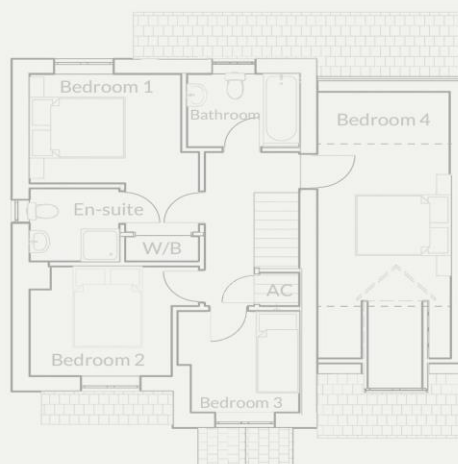
En-Suite
1.87m x 1.80m

Bedroom 2
3.24m (max) x 2.70m (max)

Bedroom 3
2.54 (max) x 2.50m (max)

Bedroom 4
7.32m (max) x 2.79m (max)

Bathroom
2.35m x 1.80m



Plots 8 & 42 are the mirror image of the drawing above



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