



6 Robert Jones Close, Baschurch, Shrewsbury, Shropshire, SY4 2HN

Offers in the Region Of £440,000

Nestled in the picturesque village of Baschurch, Robert Jones Close presents an inviting 4-bedroom detached family home. Conveniently located, this property enjoys easy access to local amenities, schools, and transport links, making it an excellent choice for families seeking a modern and comfortable living environment in a charming village setting.

Accommodation comprises: Entrance Hall, WC, Living Room, Dining Room, Kitchen, Dining area, Utility room, 4 double bedrooms, En-Suite, Family bathroom, Dressing room, Garage, spacious rear garden, driveway providing ample parking.



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

Entrance Hall 16' 7" x 6' 0" (5.05m x 1.83m)
Panelled DG composite entrance door leads into entrance hall, radiator, staircase to first floor, parquet flooring, understairs WC/Cloakroom, doors to kitchen and living room

WC 5' 5" x 2' 10" (1.65m x 0.86m)
Wood style affect vinyl flooring, w/c, corner hand basin with tile splashback, radiator

Living Room 16' 7" x 10' 7" (5.05m x 3.22m)
Solid oak flooring, bay window with DG, radiator, gas fire place with surround, archway leads to dining room

Dining Room 10' 2" x 10' 7" (3.10m x 3.22m)
Solid oak flooring, radiator, DG french patio doors opening onto rear garden and door to Kitchen

Kitchen 10' 4" x 14' 5" (3.15m x 4.39m)
Tiled floor, range of wall and floor base kitchen units, wood style laminate worktop, integrated bowl and half stainless steel sink unit with mixer tap, 4 ring gas hob with extractor hood above, DG window facing onto rear garden, plumbing for dishwasher/washing machine, integrated wall mounted double electric oven, opening into dining area

Utility 9' 6" x 7' 6" (2.89m x 2.28m)
Tiled floor, built in storage cupboard housing electrical consumer unit, kitchen unit with laminate worktop, fitted stainless steel sink unit with mixer tap, plumbing for washing machine/dishwasher, DG window and door leading onto rear garden, door to garage

Dining Area 9' 2" x 7' 9" (2.79m x 2.36m)
Tiled floor, door to office

Office 6' 4" x 7' 9" (1.93m x 2.36m)
Tiled flooring, radiator, DG window facing onto front aspect

First Floor Landing 3' 6" x 13' 5" (1.07m x 4.09m)
Carpeted, access to loft, doors to 4 bedrooms and family bathroom, storage cupboard

Master Bedroom 11' 11" x 10' 7" (3.63m x 3.22m)
Carpeted, radiator, DG window facing front aspect, door to dressing room and other door to En-Suite

En-Suite 4' 5" x 7' 4" (1.35m x 2.23m)
Wood style affect vinyl flooring, WC, hand basin, shower cubicle with electric shower, frosted DG window, towel radiator

Dressing Room 6' 9" x 6' 4" (2.06m x 1.93m)
Frosted DG window, radiator

Bedroom 2 9' 2" x 10' 7" (2.79m x 3.22m)
Radiator, carpeted, DG window facing rear garden aspect, built in wardrobe with triple mirrored sliding doors

Bedroom 3 11' 8" x 8' 2" (3.55m x 2.49m)
Radiator, DG window facing front aspect, built in double wardrobe

Bedroom 4 9' 1" x 7' 6" (2.77m x 2.28m)
Carpeted, radiator, DG window facing rear aspect, built in double wardrobe

Bathroom 8' 9" x 6' 9" (2.66m x 2.06m)
Wood style affect vinyl flooring, radiator, frosted DG window facing rear garden, 4 piece bathroom suite including, WC, hand basin, bath, corner shower unit with electric shower, partially tiled

Garage 16' 7" x 8' 1" (5.05m x 2.46m)

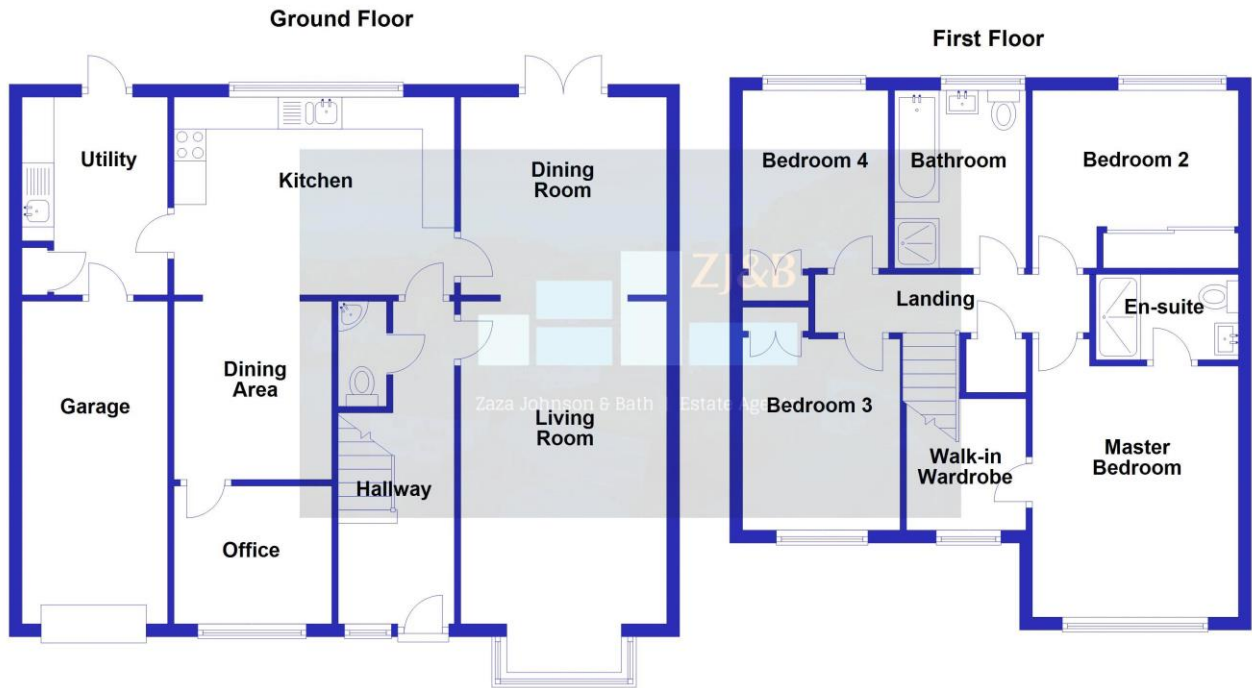
Rear Garden
x2 slabbed patio areas providing space for outdoor dining, large lawn area, garden is bordered by fencing, pathway with side gate gives access to the front of the property

External - Front
Tarmac driveway providing space for parking, slabbed pathway to front door, side lawn area.

Council Tax Band E

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**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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FLOOR PLANS FOR GUIDANCE ONLY

27/11/2023, 16:09

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

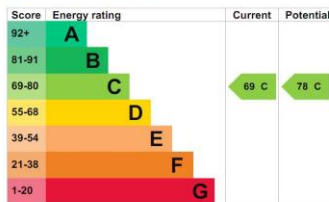
Energy performance certificate (EPC)

6 Robert Jones Close Baschurch SHREWSBURY SY4 3JH	Energy rating C	Valid until: 24 November 2033 Certificate number: 9350-2404-4390-2527-0205
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Property type	Detached house
Total floor area	132 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (https://www.gov.uk/guidance/energy-ratings-for-rental-properties).

Energy rating and score
 This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:
 • the average energy rating is D
 • the average energy score is 60

Breakdown of property's energy performance
Features in this property
 Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.
 Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.
<https://find-energy-certificates.service.gov.uk/energy-certificates/9350-2404-4390-2527-0205>



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