



22 James Way, Baschurch, Shrewsbury, Shropshire, SY4 2FH

Shared Ownership £67,500

A rare opportunity to purchase 25% equity in an impressive 3 bedroom semi detached house within the popular village of Baschurch. Enjoying a fine cul-de-sac setting, accommodation includes: Entrance Hall, Guest WC, Generous Living/Dining Room, Fitted Kitchen With Range Of Integrated Appliances, 3 Bedrooms, Bathroom, GCH, DG, Double Width Parking Space, Good Sized Attractive Rear Garden.



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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.

Accommodation comprises

Pitched roof entrance storm porch, double glazed composite entrance door.

Entrance Hall

Radiator,

Cloakroom/WC

Fitted with 2 piece white suite, radiator, extractor fan.

Spacious Living/Dining Room 19' 11" x 14' 6" (6.07m x 4.42m)

Double glazed French doors and window overlooking private rear garden, 2 radiators, useful built in under stairs storage cupboard. Ample space for both living and dining. Staircase leads to First Floor Landing.

Kitchen 8' 8" x 7' 2" (2.64m x 2.18m)

Wide opening from Entrance Hall, attractively fitted with white units to 3 wall areas, wood effect laminated work tops, inset 1 1/2 bowl sink unit, integrated electric oven and 4 ring gas hob with filter hood over, fridge, freezer and washing machine. Wall mounted Worcester gas fired combination central heating boiler, double glazed window with open aspect to the front.

First Floor Landing

Radiator, access to roof space.

Bedroom 1 14' 6" x 11' 6" max 10' 2" min (4.42m x 3.50m/3.10m)

2 double glazed windows to the front with open views towards open countryside.

Bedroom 2 10' 5" x 7' 2" (3.17m x 2.18m)

Radiator, double glazed window overlooking rear garden.

Bedroom 3 10' 11" max 7' 3" min x 7' 1" (3.32m/2.21m x 2.16m)

Radiator, double glazed window overlooking rear garden.

Bathroom

Fitted with white 3 piece suite including bath with fully tiled walls around, mixer tap with shower attachment, wash basin, WC, heated towel rail, shaver socket, deep tiled sill with double glazed window to the side.

Outside - Front

The property enjoys the benefit of a double width Tarmac parking space. Neat front garden laid to lawn with central paved pathway, hedging and selection of shrubs, cobbled area.

Rear Garden

Good size rear garden enclosed close boarded timber fencing. Approached onto a large paved patio with lawn extending to raised timber sun deck. External power sockets and cold water tap.

Lease Details

The property is 25% shared ownership. The total rent per month on the remaining 75% is £516.28. This includes £35.90 Service Charge and Building Insurance).

Agents' Note

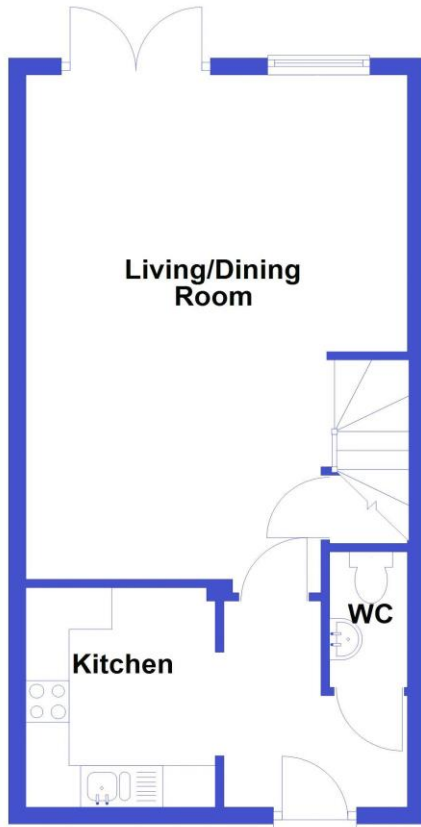
The property does have an 80% retraction on stair-casing (the maximum amount of the property which can be owned).

Council Tax Band C

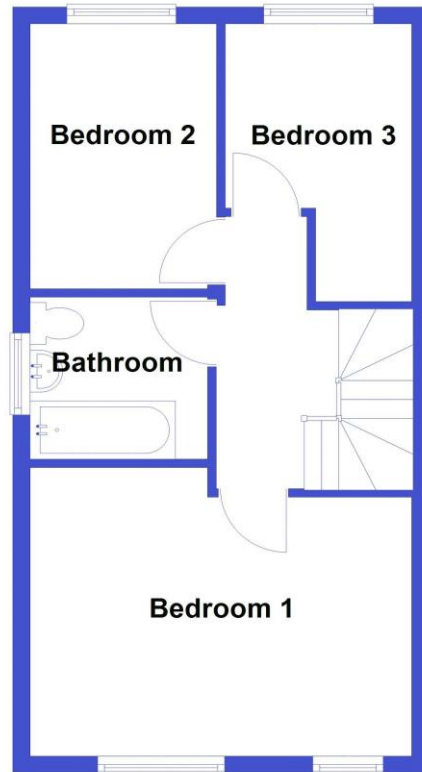
Tenure: Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

22, James Way Skeffington SHREWSBURY DY4 2TA	Energy rating B	Valid until 11 June 2029
		Certificate number 0169-3852-7761-8891-2155

Property type	Semi-detached house
Total floor area	80 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 on the regulations and exemptions](https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-and-letting-conditions) (<https://www.gov.uk/guidance/tenants-should-read-property-minimum-energy-efficiency-standards-and-letting-conditions>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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



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