



11 Kings Drive, Baschurch, Shrewsbury, Shropshire, SY4 2DG

£380,000

This stylish 3 bedroom detached house provides spacious accommodation throughout and enjoys a private garden within a popular village setting. The feature Porch opens into a generous Entrance Hall with WC. Lounge with feature inglenook style fireplace, Conservatory, large Kitchen/Dining Room, Utility/rear Porch. Upstairs, the main Bedroom comes with En-suite Shower Room, 2 further Bedrooms and main Bathroom.

Ample Driveway parking and Garage. GCH, DG.

Excellent range of village amenities including schools, shops, pubs etc.



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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

Attractive pitched roof entrance porch, glazed entrance door.

Spacious Entrance Hall 16' 5" x 6' 1" (5.00m x 1.85m)

Engineered oak flooring, radiator, staircase leading to First Floor Landing.

Cloakroom/WC

Fitted with corner wash basin and WC, half tiled walls, radiator, engineered oak flooring, extractor fan.

Living Room 17' 0" x 10' 8" (5.18m x 3.25m)

The main feature of the room is the Inglenook style fireplace with oak mantle and herringbone pattern brickwork, quarry tile hearth, fuel effect gas fired stove, 2 radiators, double glazed window the front, double glazed French doors lead to Conservatory

Victorian Style Conservatory 12' 2" x 9' 0" (3.71m x 2.74m)

Of brick and uPVC double glazed constructions, French doors open into rear garden.

Kitchen/Dining Room 17' 0" x 1' 4" (5.18m x 0.41m)

Engineered oak flooring, ample space for dining table. Fitted with cream fronted units with wood effect laminated work tops, inset sink unit, tiled splash to work areas, integrated dishwasher, Belling dual fuel cooking range with filter hood above, radiator, double glazed windows to the front and rear.

Utility/Rear Lobby

Work surface with tiled surround, base unit, extractor, cupboard housing Worcester gas central heating boiler, glazed door to the rear.

Generous First Floor Landing

Double glazed window overlooking rear garden, airing cupboard with shelving, housing hot water cylinder.

Bedroom 1 13' 0" x 11' 0" (3.96m x 3.35m)

Radiator, double glazed window overlooking rear garden, range of fitted wardrobes.

En-suite Shower Room

Fitted with 3 piece white suite including fully tiled shower cubicle, wash basin and WC, half tiled walls, tiled flooring, radiator, extractor, shaver socket, double glazed window to the front.

Bedroom 2 11' 2" x 9' 10" (3.40m x 2.99m)

Radiator, double glazed window to the front.

Bedroom 3 11' 7" x 7' 0" (3.53m x 2.13m)

Radiator, double glazed window to the rear.

Main Bathroom

Fitted 3 piece suite including bath with tiled walls around and electric shower unit over, half tiled to further wall areas, wash basin and WC, tiled flooring, radiator, shaver socket, extractor, double glazed window to the front.

Outside - Front

The front garden is laid predominantly to lawn with central paved pathway. A wide driveway to the side provides ample parking and access to Garage.

Detached Brick Built Garage

Up and over door, window, power and lighting points.

Rear Garden

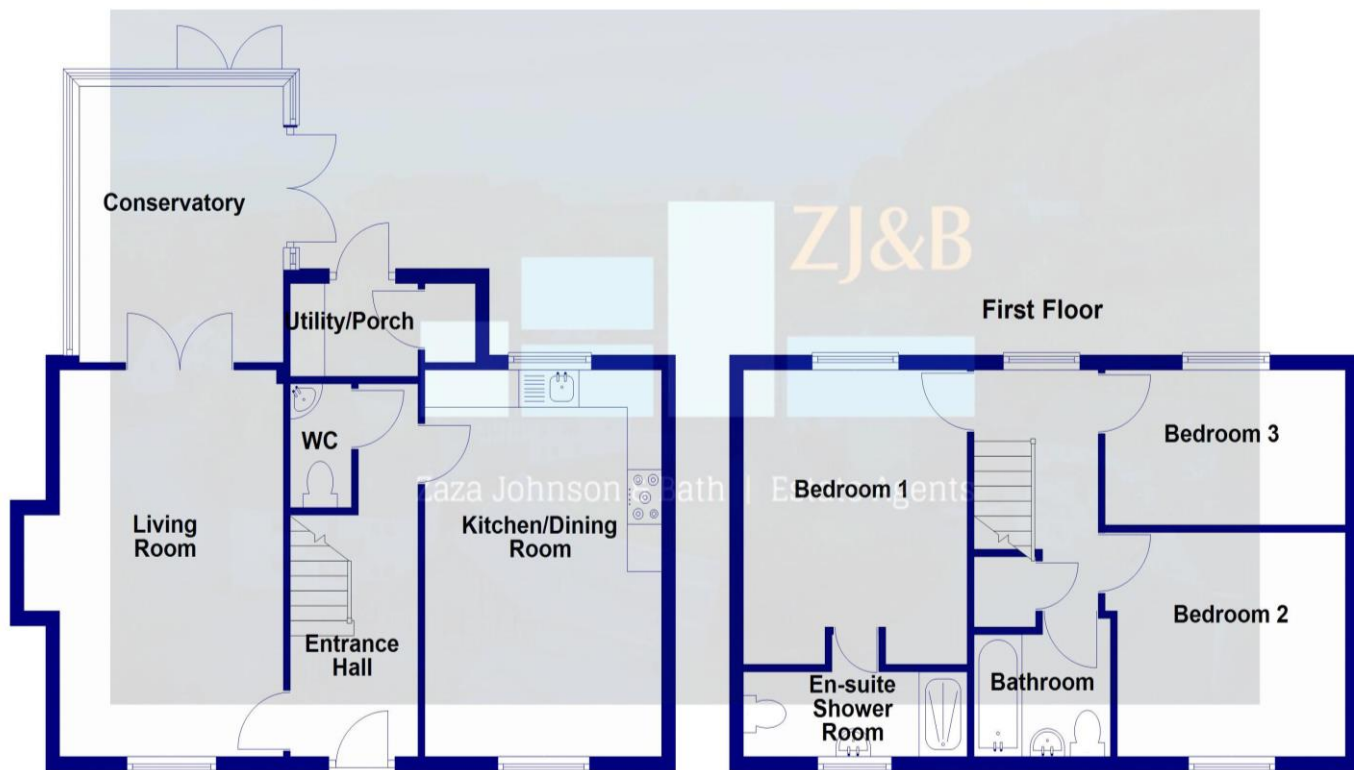
A private rear garden approached onto a paved patio. The majority of the garden beyond is laid to lawn with wide gravel patio and shrub borders, external tap and enclosed by timber fencing. A large timber cabin with power and lighting may be available by separate negotiation.

Council Tax Band D

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**

Ground Floor



11 Kings Drive, Baschurch

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC)

11 Kings Drive Baschurch SHREWSBURY SY4 2DG	Energy rating C	Valid until: 17 June 2035
		Certificate number: 9867-3051-2206-3695-7204

Property type Detached house

Total floor area 97 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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