



4 Mullinex Way, Baschurch, Shrewsbury, Shropshire, SY4 2FQ

Offers in the Region Of £275,000

This stunning semi-detached home on Mullinex Way which was built in 2022 by Shingler Homes provides modern and stylish accommodation including 3 generous Bedrooms and a spacious Living Area, making it the perfect family home. This property is situated in a sought-after location in the heart of Baschurch, within easy access of local amenities, excellent transport links and highly regarded schools.



4 Mullinex Way, Baschurch, Shrewsbury, Shropshire, SY4 2FQ Ref: 4725

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

Double glazed composite entrance door.

Entrance Hall 16' 1" x 6' 0" (4.90m x 1.83m)

Grey wood effect laminate flooring, carpeted staircase to First Floor Landing, radiator, useful under stairs storage cupboard.

Cloakroom/WC

Grey wood effect laminate flooring, fitted with wash basin and WC, radiator.

Living Room 9' 1" x 15' 10" (2.77m x 4.82m)

Grey wood effect laminate flooring, radiator, uPVC double glazed French doors to the rear garden.

Kitchen/Dining Room 14' 9" x 9' 4" (4.49m x 2.84m)

Grey wood effect laminate flooring, radiator, double glazed window to the front. Kitchen fitted with high quality grey gloss fronted units with quartz worktops inset 1 1/2 bowl sink unit. Integrated 4 ring gas hob, electric oven beneath, extractor hood, Smeg dishwasher, fridge and freezer.

Utility Room 5' 5" x 5' 4" (1.65m x 1.62m)

Grey wood effect laminate flooring, fitted with units to match the Kitchen, laminate work top, plumbing for washing machine, Worcester combination central heating boiler, uPVC double glazed door to the side.

First Floor Landing

Access to loft space, useful built in storage cupboard with radiator.

Bedroom 1 11' 3" x 9' 5" (3.43m x 2.87m)

Carpet, radiator, double glazed window to the front.

En-Suite Shower Room 8' 11" x 5' 11" (2.72m x 1.80m)

Grey wood effect laminate flooring, double glazed window to the front. Fitted with fully tiled shower cubicle, WC, wash basins, towel radiator, extractor fan.

Bedroom 2 11' 5" x 6' 8" (3.48m x 2.03m)

Carpet, radiator, double glazed window to the rear.

Bedroom 3 9' 1" x 8' 8" (2.77m x 2.64m)

Carpet, radiator, double glazed window to the rear.

Main Bathroom 6' 5" x 5' 9" (1.95m x 1.75m)

Grey wood effect laminate flooring. Fitted with 3 piece suite including bath with mixer shower and tiled surround, wash basin and WC, double glazed window to the side, towel radiator, extractor fan, shaver socket.

Rear Garden

Approached onto a paved patio, the rear garden is mainly laid to lawn with further patio to the rear boundary, enclosed by fencing with gated side access to the front of the property.

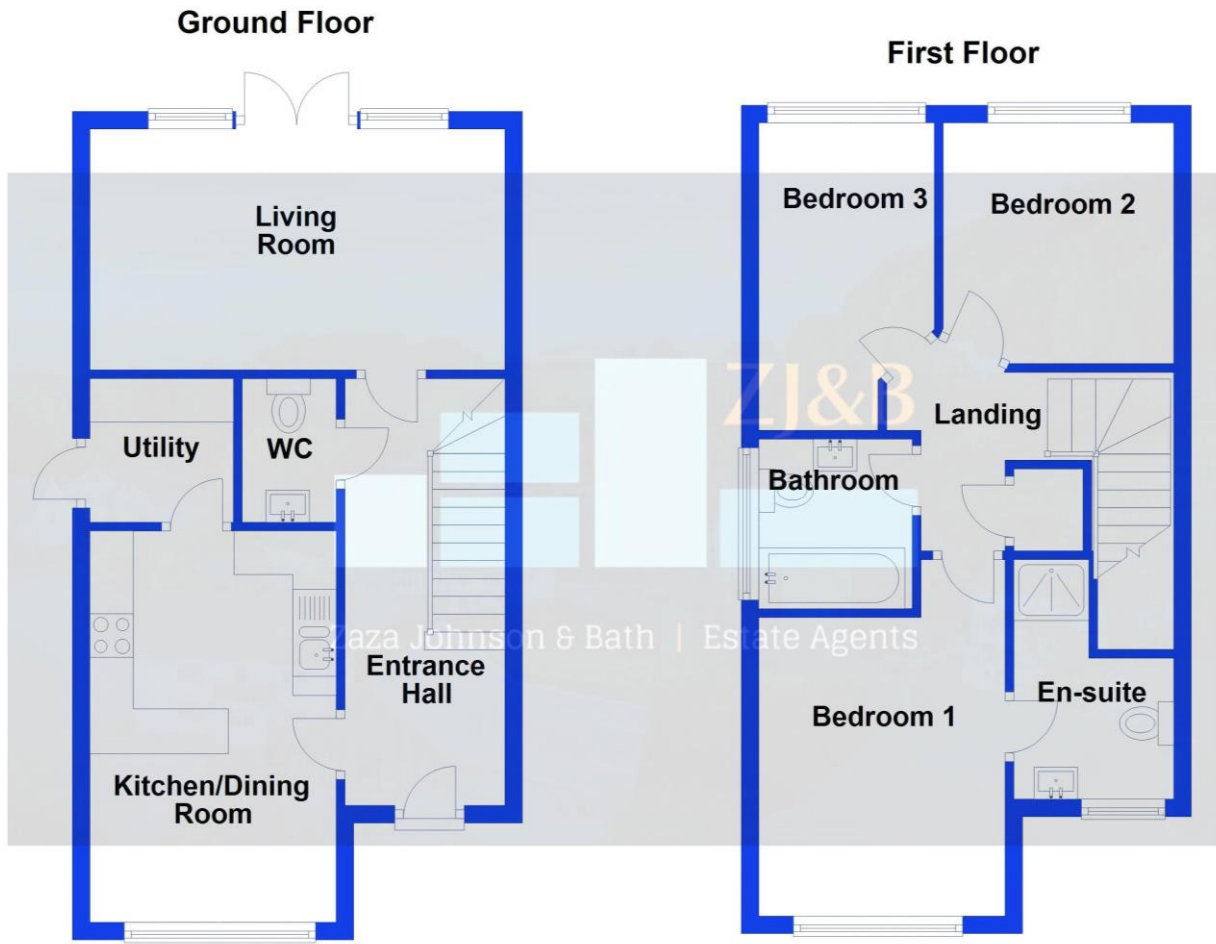
Outside - Front

Block paved driveway providing parking for 2 cars.

Council Tax Band C

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.
Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 4 Mulhens Way Sakuraba Semi-detached BYW 3PC | Energy rating B | Valid until: 8 July 2032 Certificate number: 5033-0033-7100-0466-8206 |
|---|---------------------------|--|

Property type: Semi-detached house

Total floor area: 85 square metres

Rules on letting this property

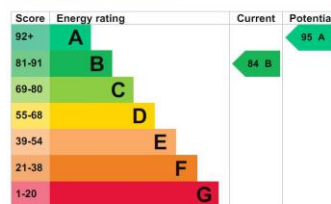
Properties can be let if they have an energy rating from A to E.

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

The 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5532-0033-7100-0466-8206>

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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