



## **33 Station Road, Baschurch, Shrewsbury, Shropshire, SY4 2BG**

### **£435,000**

This superb, recently built 4 bedroom detached house has been seriously upgraded and enjoys a prime position on the edge of this popular village, bordering open countryside. Entered Through A Spacious Hall With Guest WC, The Living Room Has A Wood Stove. The Fabulous Kitchen/Dining Room Is Fitted With An Array Of Quality Units And Appliances With Quartz Counters, Matched In The Utility. Upstairs Are 4 Double Bedrooms (En-suite Shower Room To The Principle Bedroom). Outside Is A Double Width Drive, Integral Garage And Spacious Garden. Must Be Viewed To Be Fully Appreciated.



## 33 Station Road, Baschurch, Shrewsbury, Shropshire, SY4 2BG

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

The property is only being offered for sale due to relocation. The current owners purchased the property from new and have implemented a range of up-grades including engineered oak flooring, quartz worktops in the Kitchen. The property enjoys an excellent setting with south facing rear garden bordering open countryside. Baschurch is a highly sought after village and offers an excellent range of facilities and amenities including primary and senior schools, shops, church, pubs etc.

### Accommodation comprises

Canopied entrance storm porch, art deco style double glazed composite entrance door with side screen.

### Spacious Entrance Hall 15' 1" x 6' 8" (4.59m x 2.03m)

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

### Cloakroom/WC

Fitted with wash basin and WC, engineered oak flooring, radiator, extractor.

### Living Room 17' 10" x 10' 6" (5.43m x 3.20m)

Oak door, recessed inglenook style fireplace with cast iron glass fronted wood burner set to slate hearth, walk in double glazed bay window to the front, radiator.

### Impressive Kitchen/Dining Room 20' 5" x 12' 6" (6.22m x 3.81m) max

Engineered oak flooring, the Kitchen Area is fitted with an excellent range of units with quartz work tops and splash backs, inset glazed Belfast style 1 1/2 bowl sink incorporating drainer, integrated appliances include fridge/freezer, dishwasher, Smeg double electric oven with induction hob above, tiled splash back and filter hood over, double glazed window enjoying magnificent views over garden and adjoining countryside. The Dining Area has engineered oak flooring, radiator, double glazed French doors with side windows enjoying similar views to the Kitchen.

### Utility Room 8' 0" x 7' 0" (2.44m x 2.13m)

Fitted with units to match the Kitchen, quartz work tops incorporating stainless steel sink and drainer, space for appliances, cupboard housing Worcester gas central heating boiler, double glazed window to the front, radiator, door to Integral Garage.

### First Floor Landing

Radiator, built in airing cupboard with radiator, access to roof space. Quality wood doors to Bedrooms and Bathroom.

### Bedroom 1 11' 4" x 10' 6" (3.45m x 3.20m)

Built in double wardrobe with sliding doors, radiator, double glazed window enjoying uninterrupted views over countryside.

### En Suite Shower Room

Fitted with fully tiled shower cubicle with drench shower head, wash basin, WC, shaver socket, extractor, double glazed side window.

### Bedroom 2 10' 7" x 10' 1" (3.22m x 3.07m) min

Radiator, double glazed window to the front.

### Bedroom 3 17' 0" x 8' 3" (5.18m x 2.51m) max

Radiator, 2 double glazed windows to the front.

### Bedroom 4 14' 7" x 7' 9" (4.44m x 2.36m)

Radiator, double glazed window to the rear enjoying similar views to Bedroom 1.

### Main Bathroom 9' 10" x 7' 9" (2.99m x 2.36m)

Beautifully fitted with 4 piece white suite including bath, fully tiled shower cubicle with drench shower head, wash basin, WC, heated towel rail, extractor, double glazed side window.

### Outside - Front

The property is approached over a double width block paved drive providing parking and access to Garage. The front garden is laid to lawn.

### Integral Garage

Up and over door, double glazed side door, power and lighting.

### Rear Garden

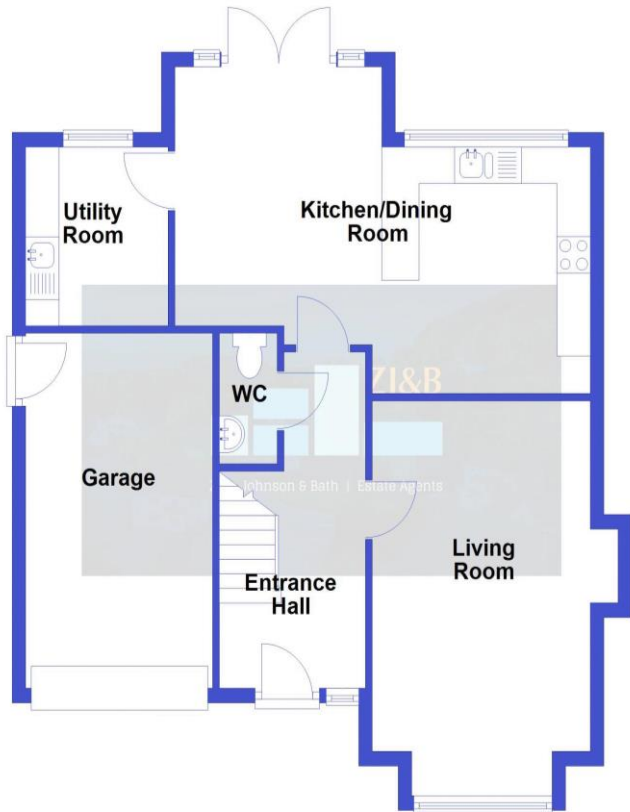
Approached onto a paved patio, mainly laid to lawn enclosed by close boarded timber fencing to the sides and low level fence and hedge to the rear providing views over adjoining countryside.

### Council Tax Band D

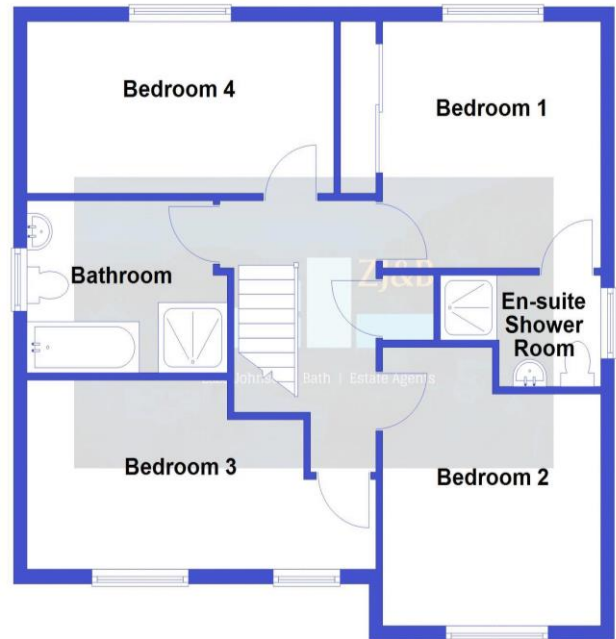
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



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

English | [Cymraeg](#)

### Energy performance certificate (EPC)

33 Station Road Barnham SHROPSHIRE SY4 3SG	Energy rating <b>B</b>	Valid until: 4 April 2033
		Certificate Number: 0310-3305-4240-2707-1075

Property type	Detached house
Total floor area	123 square metres

#### Rules on letting this property

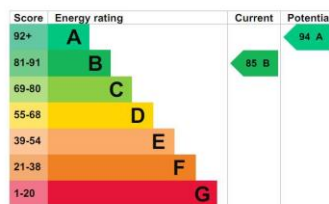
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions rules](#) (<https://www.gov.uk/government/guidance/landlord-property-requirements-energy-efficiency-shedule-2-landlord-licensing>).

#### 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**