



James Way, Baschurch,
Shrewsbury



4



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OIRO £375,000

- Four Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Landscaped Garden
- Driveway & Garage
- Large Village Location
- Freehold
- EPC rating B

Because property is personal with...

BELVOIR!



Welcome to this stunning, modern four bedroom detached house, a perfect blend of contemporary style and comfort. Nestled in a desirable neighbourhood within the village of Baschurch, this home boasts a thoughtfully designed layout ideal for both family living and entertaining.

Ground Floor

Upon entering the lovely hallway, you're greeted by a spacious and inviting reception room, flooded with natural light from the large front window and the French doors leading onto the garden. Adjacent to the kitchen is a cosy snug, perfect for relaxing with a book or enjoying a movie night or alternatively a study or playroom. There is a good-sized kitchen/diner, equipped with high-end appliances and ample storage, making it a chef's delight and a central hub for family gatherings. The kitchen also has French Doors opening on to the garden.

The ground floor also features a practical utility room, providing additional storage, laundry facilities and side access onto the driveway, as well as a guest cloakroom for convenience.



First Floor:

The first floor is home to an impressive master suite, complete with a large bedroom, a dedicated dressing area, and a luxurious en-suite shower room. This private retreat offers the perfect sanctuary at the end of the day.

Two further double bedrooms share a stylish Jack & Jill shower room, ideal for siblings or guests. The fourth bedroom, a comfortable single, is versatile and can be used as a child's room, guest room, or home office. A well-appointed family bathroom completes this floor, offering a relaxing space with modern fixtures and finishes.

Exterior:

The property includes a single garage, providing secure parking and additional storage and driveway parking for two cars. The west-facing garden is a true highlight, featuring a beautifully landscaped space with a patio area, perfect for alfresco dining, summer barbecues, or simply enjoying the sunshine.

Baschurch is a very popular village with a good range of amenities - even a secondary school. It's a short drive from the historic town of Shrewsbury where you can indulge in further activities including, shopping and dining, or simply stroll around the Quarry Park.

This exceptional home combines modern design with practical features, making it an ideal choice for those seeking a stylish and comfortable lifestyle. Don't miss the opportunity to make this house your dream home.

Hallway 1.12m x 4.60m (3'8" x 15'1")

Guest Cloakroom 1.59m x 1.29m (5'2" x 4'2")

Living Room 3.22m x 6.01m (10'7" x 19'8")

Kitchen/Dining Room 5.21m x 3.32m (17'1" x 10'11")

Utility 2.07m x 1.72m (6'10" x 5'7")

Snug/Study/Playroom 2.82m x 2.88m (9'4" x 9'5")

Garage 5.41m x 2.80m (17'8" x 9'2")





Landing 2.27m x 3.49m (7'5" x 11'6")

Bedroom One 3.28m x 3.41m (10'10" x 11'2")

Dressing Area 0.91m x 2.47m (3'0" x 8'1")
Plus built-in wardrobing

En-suite 1.48m x 2.47m (4'11" x 8'1")

Bedroom Two 2.85m x 2.96m (9'5" x 9'8")

Jack & Jill Bathroom 2.87m x 1.38m (9'5" x 4'6")

Bedroom Three 2.84m x 2.62m (9'4" x 8'7")

Bedroom Four 2.53m x 1.89m (8'4" x 6'2")

Bathroom 2.84m x 1.88m (9'4" x 6'2")



Ground Floor - Building 1



Floor 1 - Building 1

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Property is personal

Approximate total area*

1237.16 sq ft
114.94 m²

Reduced headroom

307 sq ft
28.42 m²

(*) Including balconies and terraces

(*) Reduced headroom
(Below 1.9m/6.23ft)

*Where every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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