



SAMUEL WOOD

Conifers, Prescott Road, Baschurch, Shrewsbury, Shropshire, SY4 2DP

Asking Price £425,000



Conifers, Prescott Road

Baschurch, Shrewsbury, Shropshire, SY4 2DP



- Spacious Versatile Accommodation
- Two Bathrooms (one ground floor)
- Impressive Conservatory
- Good Sized Enclosed Rear Garden
- Popular Village with Amenities
- Three / Four Bedrooms (one ground floor)
- Modern Spacious Breakfast Kitchen
- Extensive Gated Driveway Parking
- Gas Central Heating & Solar Water Heating
- EPC Rating D

Samuel Wood are favoured with the marketing of this three / four bedroom detached property which is situated in a convenient position in this popular Shropshire village with many amenities on your doorstep including: doctors surgery, schools, supermarket, garage, public houses and post office. Overall, this property benefits from well presented and spacious accommodation and an extensive rear garden making an ideal family home. Viewing is highly recommended.



Double Glazed Entrance Door to:

Entrance Porch 11'3" x 10'7" (3.43m x 3.23m)

With tiled flooring, double glazed windows, sliding door to:

Reception Hall 6'6" x 14'1" (1.98m x 4.29m)

The hallway has wood effect flooring, radiator, access to living room, kitchen, reception room, cloakroom WC and shower room.

Reception Room / Bedroom 4 12' x 9'2" (3.66m x 2.79m)

Currently being used as office space with carpet flooring, radiator, double glazed window and door to the front aspect.

Guest Cloakroom WC 3'7" x 5'9" (1.09m x 1.75m)

Comprising: WC, wash hand basin with storage above, towel radiator and tiled flooring.

Ground Floor Shower Room 2'9" x 5'8" (0.84m x 1.73m)

Comprising: shower enclosure, towel radiator, tiled flooring and ceiling spot lights.

Kitchen 8'9" x 18'11" (2.67m x 5.77m)

Fitted with an extensive range of modern cupboards and drawers to work surface areas, 1.5 bowl sink unit, integrated AEG electric hob with oven and overhead cooker hood, integrated dishwasher, double glazed window to the rear, wood effect flooring, radiator, ceiling spot lights, Access to conservatory and utility.



Conservatory 8'7 x 19'2 (2.62m x 5.84m)

With wood effect flooring, large double glazed windows overlook the garden, French doors to the patio, sliding double doors to the living room.

Living Room 15'8 x 12'10 (4.78m x 3.91m)

The living room has carpet flooring, two radiator, double glazed window to the front aspect, stone fireplace with gas fire inset.

Utility 11'6 x 7'5 (3.51m x 2.26m)

Matching wall and base units to the kitchen, work tops, two double glazed doors to rear and front, double glazed window to the side, provision for white goods and tiled flooring.

Landing 6'8 x 10'6 (2.03m x 3.20m)

A wooden staircase ascends to the landing which also has wood flooring, a large double glazed window to the front enjoying countryside views, access to three bedrooms and family bathroom, also the loft space.

Bedroom 1 15'10 x 12'11 (4.83m x 3.94m)

Carpet flooring, two radiators, two double glazed windows to front and rear for dual aspect, large built-in wardrobes with sliding mirror doors.

Bedroom 2 11'10 x 10'5 (3.61m x 3.18m)

A good sized double room with carpet flooring, radiator, double glazed window to the rear, built-in wardrobes.

Bedroom 3 8'11 x 7'10 (2.72m x 2.39m)

A good sized single room with carpet flooring, radiator, double glazed window to the rear, built-in wardrobes with sliding mirror doors.

Bathroom 6'6 x 9'6 (1.98m x 2.90m)

Comprising: WC, wash hand basin, bath with shower attachment to taps, grey wood effect flooring, double glazed opaque window to the side, airing cupboard enclosing the hot water cylinder and shelving.

Outside

The property is approached through wooden gates with a good sized gravel driveway proving parking for multiple cars, bordered by flowers, shrubs and hedges, there is a wooden picket fence to one side.

Rear Garden

The property benefits from an extensive garden with a good sized patio area adjacent to the conservatory. There is a gravel area and a lawn area extends to the bottom of the garden with plenty of flowers, shrubs and trees to compliment the garden, there is also a summerhouse/shed for storage, further storage sheds, a small treehouse and the garden is enclosed by brick wall and hedging to either side.





Services at the property

We understand that the property has mains gas, mains electricity, mains water and mains drainage. The property also benefits from solar panels to heat water.

Broadband Speed: Basic 16 Mbps & 80 Superfast Mbps

Flood Risk: Very low.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Tenure

We understand the tenure is Freehold.

Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions







Floor Plans



Floor 0



Floor 1



Approximate total area⁽¹⁾
1575.62 ft²

Reduced headroom
17.48 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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