



SAMUEL WOOD

Fairfield, Nobold, Baschurch, Shrewsbury, Shropshire, SY4 2DZ

Asking Price £490,000







# Fairfield, Nobold

Baschurch, Shrewsbury, Shropshire, SY4 2DZ



- Beautifully Presented Family Home
- High Specification Interior
- Three Spacious Reception Rooms
- Landscaped Garden with Decking Area
- Garden Office / Gym
- Complete Internal Renovation
- Four Generous Sized Bedrooms
- Newly Laid Resin Driveway
- Family Bathroom & En-Suite
- EPC Rating C

Fairfield is a beautifully presented four-bedroom detached property that has recently undergone a comprehensive internal renovation, elevating it to a high standard of accommodation. The spacious interior offers ample living space and modern conveniences, making it an ideal home for families or those seeking comfort and style. Situated in the heart of Baschurch village with benefits of amenities, including shops, schools, doctors surgery and pubs, this desirable location offers the perfect balance of rural tranquility and urban convenience.

Fairfield offers a versatile living space with three reception rooms and a stylish kitchen with utility, catering to various lifestyle needs and preferences. The living room boasts a log burner for cosy evenings. To the first floor has four well-proportioned bedrooms, ensuring ample room for residents and guests alike. The inclusion of an en-suite bathroom in one of the bedrooms adds a touch of luxury and convenience, providing privacy and comfort for occupants. The family bathroom features a modern contemporary suite, reflecting the property's commitment to stylish and functional design.

In addition to its interior enhancements, Fairfield boasts practical outdoor features within the recently landscaped gardens with raised decking area and patio for 'al fresco' dining, the inclusion of an outdoor home office further expands the property's functionality providing a dedicated space for remote work or creative pursuits amidst the tranquility of the outdoors. A 5-meter shed for storage, ensures ample space for outdoor equipment and belongings. Additionally, a newly laid resin driveway adds to the aesthetic appeal while offering practicality and ease of access.

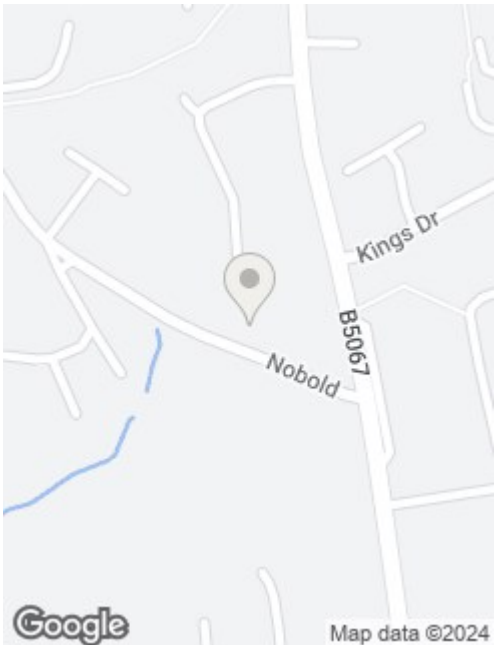
The property's comprehensive internal renovation, which includes updates to every room including the outdoor office and garden, reflects the current vendors' commitment to providing a modern and comfortable living environment.











## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: E

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

Referral Services: 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.





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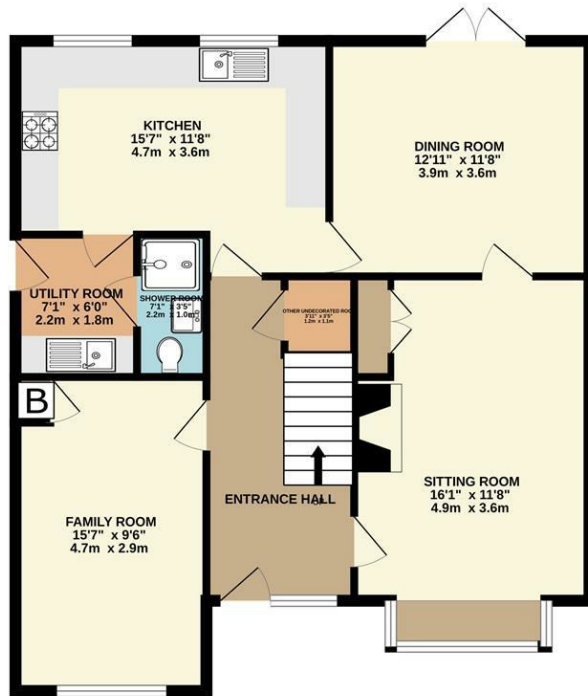




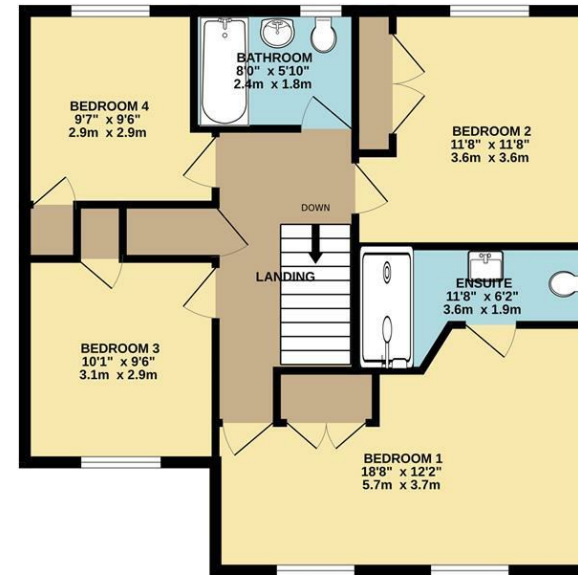


# Floor Plans

**GROUND FLOOR**  
840 sq.ft. (78.1 sq.m.) approx.



**1ST FLOOR**  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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