



SAMUEL WOOD

Puddle Cottage, 42 Prescott Road, Baschurch, Shrewsbury, Shropshire, SY4 2DR

Offers Over £270,000



# Puddle Cottage, 42 Prescott Road

Baschurch, Shrewsbury, Shropshire, SY4 2DR



- Beautifully Presented Cottage
- Modern Shower Room
- Attractive Enclosed Gardens
- Open Plan Kitchen Diner
- Gas Central Heating
- Spacious Reception Room
- Conservatory
- Driveway Parking For 4 Vehicles
- Three Generously Sized Bedrooms
- EPC Rating C

NO UPWARD CHAIN - Samuel Wood is delighted to offer for sale this beautifully presented cottage on Prescott Road in Baschurch. The much improved home has a spacious well designed layout, complemented by pleasant gardens and extensive driveway. There is potential for extending subject to the necessary planning permission. Situated close to local amenities including pubs, shop, school and useful road links. Viewing is highly recommended by the selling agent.

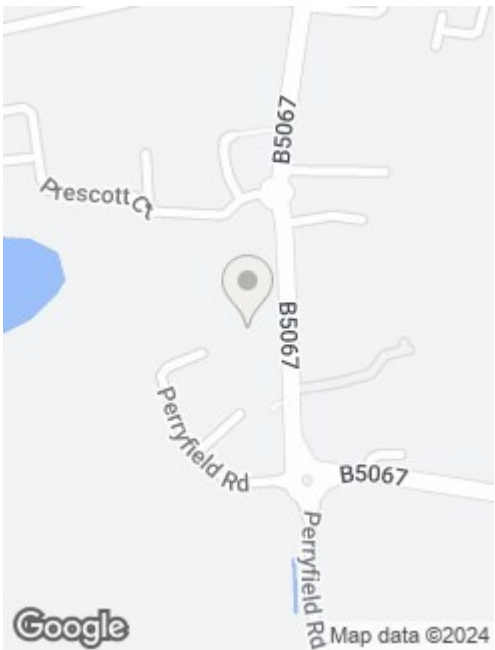
Puddle Cottage, located at 42 Prescott Road in Baschurch, Shropshire, is a beautifully improved property offering a blend of modern amenities and cosy charm. The ground floor features a spacious living room equipped with a log burner, creating a warm and inviting atmosphere. Adjacent to the living room is an open-plan kitchen diner that boasts contemporary fittings and ample space for both cooking and dining. The ground floor also includes a practical utility room and a contemporary shower room, adding to the functionality of the home. Additionally, the conservatory provides a light-filled space that can serve as an extra living area or a tranquil spot to enjoy garden views.

Ascending to the first floor, Puddle Cottage continues to impress with three generously sized bedrooms. Each bedroom offers ample space, making them suitable for a variety of needs, whether as restful retreats, home offices, or guest rooms. The layout is designed to maximise comfort and privacy, ensuring a serene environment for all occupants. The improvements throughout the property reflect a careful attention to detail, enhancing both the aesthetic appeal and the practical living experience.

Outside, Puddle Cottage features a charming, enclosed rear garden that provides a perfect setting for outdoor relaxation and entertaining. The garden is beautifully maintained, offering a picturesque space for gardening enthusiasts or those who simply enjoy spending time outdoors. At the front of the property, a driveway provides ample parking space for up to four vehicles, a significant convenience for households with multiple cars or frequent visitors. The combination of indoor and outdoor spaces at Puddle Cottage makes it a delightful home that caters to a variety of lifestyle needs.







## Directions

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

Broadband Speed: Basic 16Mbps & Superfast 80Mbps

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: B

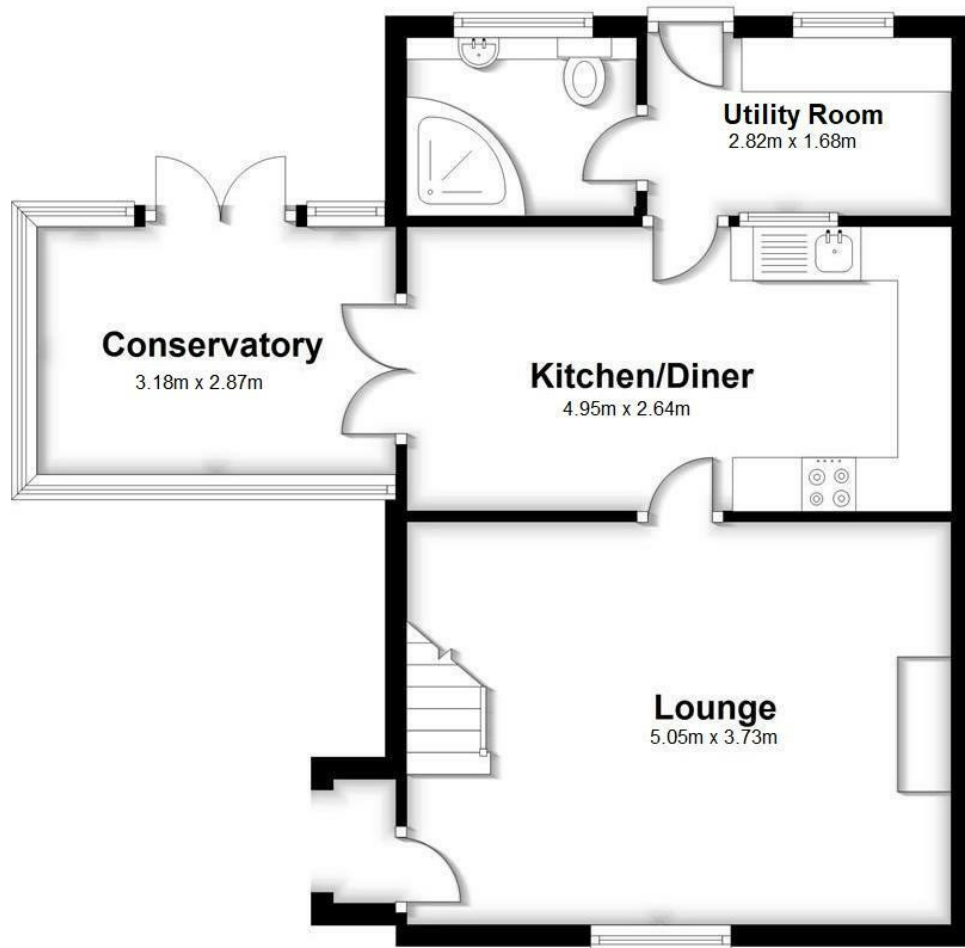
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

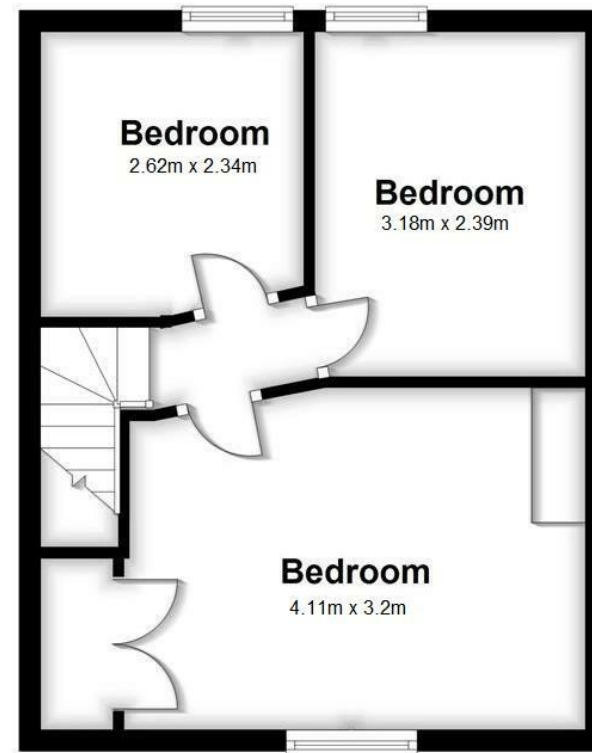




### Ground Floor



### First Floor



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  
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk