



SAMUEL WOOD

19 Kings Road North, Baschurch, Shrewsbury, Shropshire, SY4 2HG

Offers In The Region Of £450,000



POPPY THE HEATING ON FULL BLAST
DADDY OF THE HOUSE
OUR MUMMY LOVES JACOB
CHRISTMAS SPENDING PAMPERED
IN THE TOWN & HER FAMILY
THROWING THINGS AWAY 2012

19 Kings Road North

Baschurch, Shrewsbury, Shropshire, SY4 2HG



- Spacious Detached Property
- Cosy Living Room & Second Reception Room
- Four Bedrooms & Two Bathrooms
- Stunning Gardens
- Excellent Village Amenities
- Impressive Dining Kitchen with Adjacent Day Room
- Utility & Guest Cloakroom WC
- Gas Fired Central Heating & Double Glazing
- Off Road Parking
- EPC Rating D

This stunning detached property is situated in a popular residential area of Baschurch with sought after educational establishments, including after pre-school, primary school and secondary school all within a short walk away.

A double driveway and lawn area with flower beds make for an attractive front drive. Access to the garden can be gained through a side gate to the left of the property.

This really is a most impressive property and a true family home, giving credit to its current owners who have an eye for detail.

On entering the hallway, stairs rise to the first floor landing. From the hallway the first door on the left leads to a sitting room or playroom, further down the hall on the right doors lead to a spacious living room with square bay window and gas fire with surround.

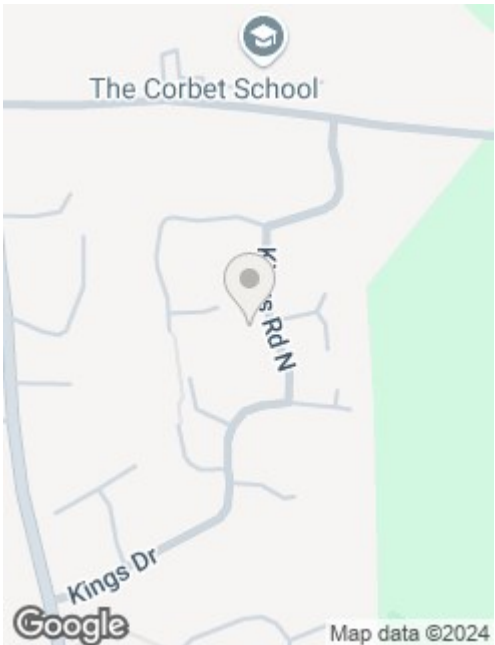
The stylish open plan kitchen living dining room is a room of distinction and the heart of this wonderful family home. The kitchen area has an island that seats three. The cabinetry includes both floor and wall-mounted units with contrasting worktops, integrated appliances, electric hob integrated into the island with ceiling mounted extractor fan, double oven, dishwasher, and space for fridge-freezer. The dining area opens into the relaxing living area with bi-folding giving access to the tastefully landscaped south facing rear garden.

To the first floor there are four well-proportioned bedrooms, The spacious master bedroom is bright and airy with three windows allowing ample natural lighting. There are built in mirrored sliding wardrobes, a recently refurbished en-suite with walk in shower, hand wash basin, W.C and contrasting tiling. The second bedroom also boasts fitted wardrobes. There is a storage cupboard on the landing plus quality carpet throughout the bedrooms. The family bathroom features a shower over bath, modern tiling and toilet with hand basin. The family bathroom has been recently refurbished with white suite, built in tv over the bath, hand wash basin and W.C.

The secluded landscaped south facing rear garden offers a high degree of privacy and has been thoughtfully designed to provide patio areas, one with overhead pergola, built in BBQ perfect for alfresco entertaining, covered hot tub, lawn and flower beds stocked with evergreens, shrubs, climbers creating an array of seasonal colour.







Directions

From the B5067 which runs through the centre of the village, turn directly into Kings Road North and follow the round where the property can be located opposite Robert Jones Close. Alternatively, Kings Road North can be access via Eyton Lane.

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

Broadband Speed: Basic 20 Mbps & 1 Ultrafast 1000 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.





Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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