

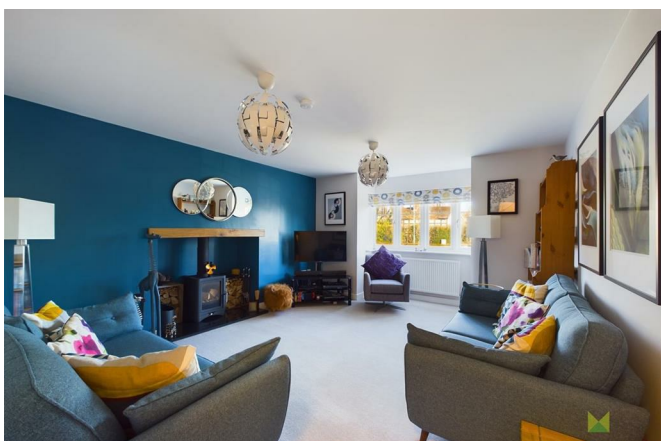
Walford House Prescott Road Baschurch Shrewsbury SY4 2DR



4 Bedroom House - Detached
Offers In The Region Of £500,000

The features

- IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME
- GOOD SIZED LOUNGE WITH FEATURE INGLENOOK STYLE FIREPLACE
- PRINCIPAL BEDROOM WITH EN SUITE
- DOUBLE GARAGE, AMPLE PARKING AND WALLED GARDEN
- VIEWING ESSENTIAL
- COMMANDING POSITION ON THE EDGE OF SOUGHT AFTER VILLAGE
- STUNNING OPEN PLAN LIVING/DINING/KITCHEN, UTILITY AND CLOAKROOM
- 3 FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- LOVELY RURAL ASPECT
- EPC RATING B



***** ENVIABLE EDGE OF VILLAGE LOCATION WITH RURAL ASPECT *****

An excellent opportunity to purchase this impressive family home offering deceptively spacious accommodation, perfect for today's modern lifestyle of a growing family, work from home or those who love to entertain.

Occupying a commanding position with lovely rural views, on the edge of this much sought after self sufficient village, ideal for commuters with ease of access to the A5/M54 motorway network.

Reception Hall with Cloakroom, good sized Lounge with feature fireplace and log burner, stunning open plan Living/Dining/Kitchen with range of appliances, Utility Room, large Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the added benefit of dual zoned gas central heating, double glazing, driveway with ample parking, double garage and enclosed rear garden.

Internal inspection is essential to fully appreciate this lovely family home.

Property details

LOCATION

The property occupies a commanding position with lovely open aspect to the fore over farmland and along into the Village. Set on the edge of this popular and much sought after Village, ideally placed for commuters with ease of access to the A5/M54 motorway network, the County Town of Shrewsbury and busy nearby North Shropshire market Towns. Baschurch itself boasts an excellent range of amenities and is totally self sufficient with schools, doctors/pharmacy, church, active village hall, supermarket with Post Office counter, restaurants/public houses and takeaways. Bus routes to Shrewsbury and Oswestry.

DESCRIPTION

Having been constructed by reputable local developer Shingler Homes, the property was purchased off plan by the current owner and benefits from several additional extra's which have enhanced this excellent family home.

The one half of the Garage has been second fixed in readiness for conversion, if required, to provide additional living accommodation, work from home office, workshop or studio. Having been insulated, plastered and painted the plumbing is in place to provide heating, mains water and waste.

For energy conservation the gas central heating system is dual zoned across the ground and first floor enabling heating of each floor independently as and when required.

RECEPTION HALL

Covered entrance with outside light and wooden door opening to the inviting Reception Hall with Engineered Oak Flooring with recessed matwell, radiator. Useful storage cupboard.

CLOAKROOM

With suite comprising WC and wash hand basin, radiator, tiled floor and recessed lights, window to the front.

LOUNGE

A spacious and well appointed room with walk in bay window with fitted roman blinds to the front with lovely open aspect over farmland. Feature inglenook style fireplace housing cast iron multi fuel burner/stove, media point, radiators.

OPEN PLAN LIVING/DINING/KITCHEN

A lovely light room, perfect for those who love to entertain, the Dining Area has double opening French

doors with Perfect Fit Blinds leading onto the Garden and peninsular divide with overhang breakfast seating area to the beautifully fitted Kitchen with comprehensive range of white gloss fronted units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units with concealed LED lighting and quartz work surface over and having integrated dishwasher and fridge freezer both with matching fascia panels. Range style cooker with extractor hood over and eye level wall units to either side. Recessed ceiling lights, window overlooking the garden, tiled flooring throughout. Radiator., TV point in dining area

UTILITY ROOM

With continuation of units incorporating circular inset sink with mixer taps set into base cupboard with worksurface extending to the side with space beneath for washing machine. Wall mounted central heating boiler, recessed lights, tiled flooring with inset matwell and door leading to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to loft, integrated ladder on hatch, partially boarded (length of house) with power and light .

PRINCIPAL BEDROOM

An excellent principal room featuring walk in bay window with fitted roman blinds to the front from which there is a lovely rural aspect. Range of fitted wardrobes with hanging rails and shelving, media point, radiator.

EN SUITE SHOWER ROOM

With large shower cubicle, direct mixer shower, wash hand basin and WC. Contemporary tiled surrounds, recessed lights, storage cupboards, illuminated mirror, shaver socket and heated towel rail. Window to the side.

BEDROOM 2

having window to the rear with views in the distant over open fields towards the Shropshire Hills. Range of fitted wardrobes with hanging rails and shelving, tv point and radiator.

BEDROOM 3

Again with window to the rear with rural views, storage cupboards, tv point and radiator.

BEDROOM 4

With window overlooking the front, with open aspect, storage cupboards, tv point and radiator.

FAMILY BATHROOM

A well appointed room with fully tiled shower cubicle with feature mosaic detail and a direct mixer shower unit, panelled bath, wash hand basin and WC. Contemporary tiled surrounds, heated towel rail, recessed lights, shaver point, storage cupboards and window to the rear.

OUTSIDE

The property occupies an enviable and commanding position on the front of the development and approached over private driveway which serves just 3 homes. To the front is a large driveway which provides parking for numerous cars and leads to the attached Double Garage NOTE: The one half of the Garage has been second fixed, in readiness, for a buyer who wishes to convert this space to provide additional living accommodation, being insulated, plastered, wired and plumbed. The second garage has an electric up and over door and power and lighting.

To the front the garden is laid to shaped lawn with flower and shrub beds. Side pedestrian access leads around to the lovely enclosed rear garden which has a shaped lawn with borders dug out ready for planting. For those who love to entertain outdoors there is a good sized paved sun terrace, raised Kitchen garden beds and toughened glass aluminium framed green house. The garden is enclosed with brick walling and fencing and provides a secure area for children and pets. Outside lighting, useful shed/outbuilding and cold water tap.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website

Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

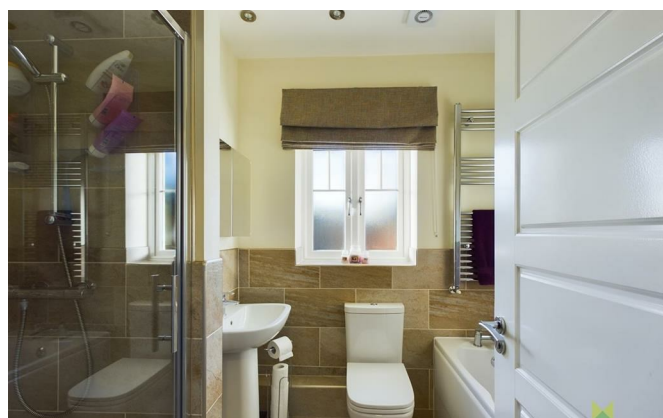
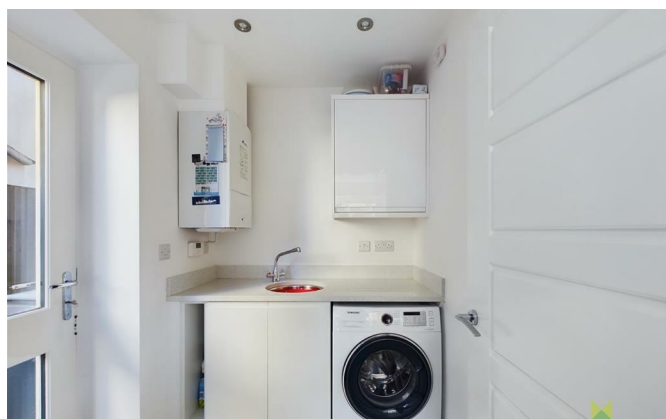
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





MONKS



Walford House Prescott Road, Baschurch, Shrewsbury, SY4 2DR.

4 Bedroom House - Detached
Offers In The Region Of £500,000





Approximate total area[®]
1601.39 ft²
148.77 m²

Excluding balconies and terraces

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

GIRAFFE360



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We're available 7 days a week


HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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