

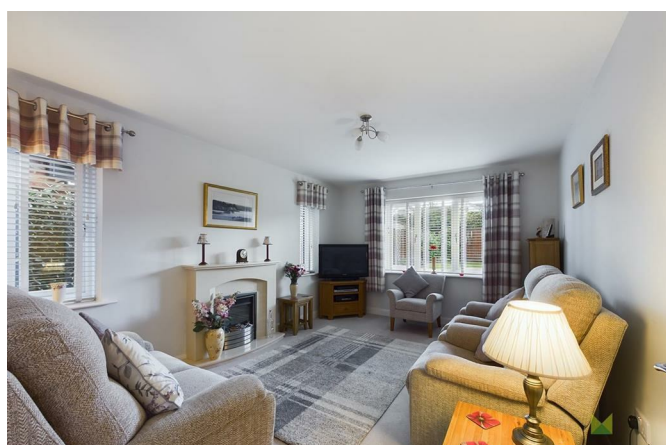
# 6 James Way Baschurch Shrewsbury SY4 2FH



3 Bedroom Bungalow - Detached  
Offers In The Region Of £399,000

## The features

- IMMACULATELY PRESENTED
- LOVELY FITTED KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- UTILITY ROOM
- GARAGE AND GARDENS
- MUCH SOUGHT AFTER VILLAGE LOCATION
- LOUNGE WITH FEATURE FIREPLACE
- 3 BEDROOM DETACHED BUNGALOW
- 2 FURTHER BEDROOMS AND SHOWER ROOM
- EPC RATING B



**\*\*\* IMMACULATELY PRESENTED 3 BEDROOM DETACHED BUNGALOW \*\*\***

Occupying an enviable position in the heart of this much sought after self sufficient Village, this beautifully presented Detached Bungalow was constructed approximately 4 years ago by reputable local developer Galliers.

Finished to a high standard of specification with many additional extra's the property must be viewed to be fully appreciated.

Reception Hall, Lounge, well fitted Kitchen /Dining Room with integrated appliances, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and family Shower Room.

Gas central heating, high energy insulation, Garage and neatly maintained Gardens.

Viewing Recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this much sought after Village approximately 8 miles North West of Shrewsbury. Baschurch is totally self sufficient with primary and secondary schools, supermarket, doctors with pharmacy, restaurants and public houses, church, a fish and chip shop, hairdressers, opticians, farm shop and a regular bus service to the Town Centre. For commuters the A5/M54 motorway network is a short drive away.

### RECEPTION HALL

Covered entrance with outside light and door opening to spacious L shaped Reception Hall, double Airing/Cloaks cupboard, two radiators. Access to the loft which has been part boarded and fitted with shelves, providing a very useful storage space and has a drop down wooden ladder.

### LOUNGE

A lovely light room, with a feature fireplace housing living flame fire, media point, radiator.

### ATTRACTIVE KITCHEN/DINING ROOM

The Dining Area has double opening French doors with full height glazed side screens opening onto the rear garden and Sun Terrace. Radiator, peninsular breakfast bar divide with seating area to the attractively fitted Kitchen with shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with quartz work surfaces over and having inset induction hob with extractor hood over and drawers beneath, integrated dishwasher and fridge freezer both with matching fascia panels. Built in double oven and grill with microwave over and range of eye level wall units. Attractive tiled flooring throughout, window to the side.

### UTILITY ROOM

With single drainer sink unit set into base cupboard with work surface extending to either side with space for washing machine and tumble drier, wall units and open fronted display shelving over. Cloaks cupboard, tiled flooring, radiator, door to the garden.

### PRINCIPAL BEDROOM

A good sized room with window to the front, radiator. Remote operated ceiling fan.

### EN SUITE SHOWER ROOM

Attractively fitted with large shower cubicle with 2 shower fittings - a mixer shower and also a fixed overhead (rainfall) shower, wash hand basin and WC.. Complementary fully tiled walls and floor, shaver socket, heated towel rail. Window to the side.

### BEDROOM 2

A good double room with window to the front, remote operated ceiling fan, radiator.

### BEDROOM 3

With window to the side TV socket, radiator.

### FAMILY SHOWER ROOM

A well appointed room with large glazed shower cubicle with 2 shower fittings - a mixer shower and also a fixed overhead (rainfall) shower, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail.

### OUTSIDE

The property is approached over brick paved driveway with parking for two cars and leading to the GARAGE with remote operated up and over door, power and lighting and personal door to the rear garden. The front Garden is laid to lawn with flower and shrub beds. Side pedestrian access leads to the neatly presented Rear Garden which has an extensive paved sun terrace and summer house adjacent, perfect for those who love to dine alfresco. The Garden is laid to lawn with well stocked flower, shrub and herbaceous beds. Enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. There is a service charge paid twice yearly for the maintenance of the communal areas which we are advised is £148.50. We 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 D - 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](https://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



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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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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