

# 8 Holberton Way Baschurch Shrewsbury SY4 2FR



3 Bedroom House - Detached  
Offers In The Region Of £345,000

## The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- RECEPTION HALL WITH CLOARKOOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH GARAGE
- VIEWING HIGHLY RECOMMENDED
- SET IN LARGE SOUTH FACING PRIVATE GARDEN
- GOOD SIZED LOUNGE - ATTRACTIVE KITCHEN/DINING ROOM WITH APPLIANCES
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- ENVIABLE VILLAGE LOCATION
- EPC RATING B



**\*\*\* IMPRESSIVE 3 BEDROOM DETACHED HOUSE \*\*\***

This excellent detached home was recently built by reputable local developers and is perfect for a growing family or those looking to downsize.

Occupying an enviable position in this much sought after self sufficient village with an excellent range of amenities and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, attractive Kitchen / Dining Room with integrated appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking, garage and south west facing rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this much sought after Village. Baschurch has an excellent range of facilities including schools, supermarket, doctors, restaurants and public houses, takeaways active village hall and church. There is excellent access to the nearby County Town of Shrewsbury along with ease of access to the A5/M54 motorway network for commuters.

### RECEPTION HALL

Covered entrance with composite door opening to Reception Hall with useful cloaks cupboard, tiled floor, radiator.

### CLOAKROOM

With WC and wash hand basin, window to the side, tiled floor, radiator.

### LOUNGE

A good sized room having window overlooking the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining Area with double opening French doors leading onto the garden and sun terrace, radiator. The Kitchen is attractively fitted with range of shaker style units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated washing machine, dishwasher and fridge freezer each with matching fascia panels. Inset 4 ring hob with drawers beneath and extractor hood over, eye level oven and grill with cupboards above and below. Range of eye level wall units, recessed ceiling lights, tiled flooring throughout, window overlooking the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

### PRINCIPAL BEDROOM

with window overlooking the rear garden, built in double wardrobe with full height sliding doors, media point, radiator.

### EN SUITE SHOWER ROOM

fitted with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

An excellent double room with window overlooking the front with pleasant open aspect, radiator.

### BEDROOM 3

with window overlooking the rear garden, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property is approached over driveway with parking for two cars and leading to the Garage with up and over door, power and lighting and personal door to the side. To the front is a lawned area. Side pedestrian access leads to the Rear Garden which is of a good sized with large paved sun terrace, wicket fencing and gate opening to the lawn which is enclosed with wooden fencing and offers a good level of privacy.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries. There will be an annual service charge and the price is to be confirmed.

#### 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

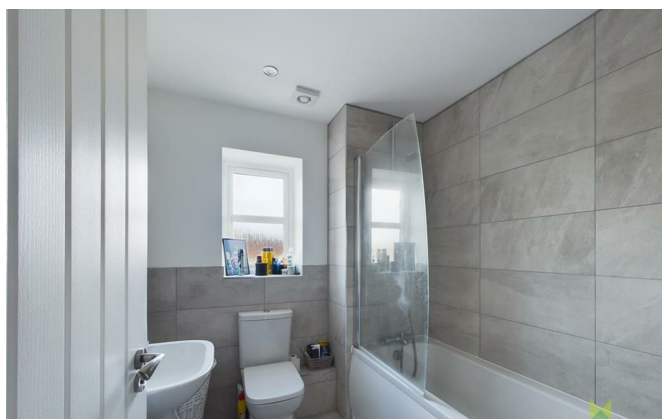
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

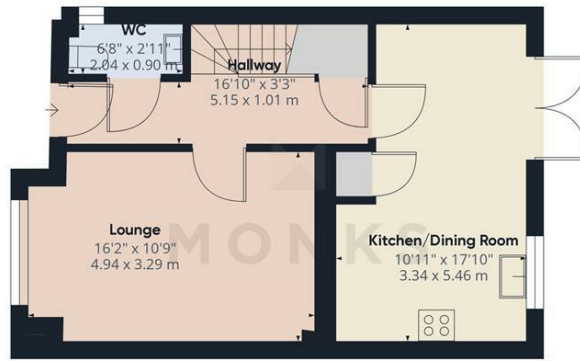
#### NEED TO CONTACT US

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.

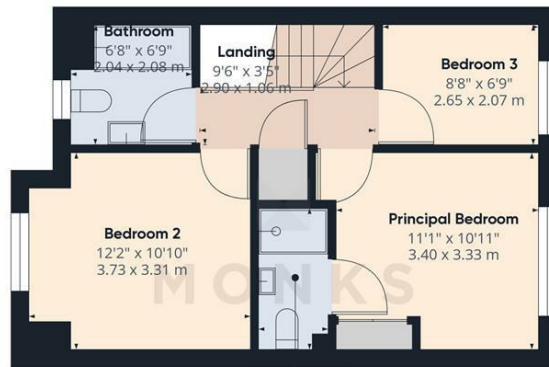
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Floor 0



Floor 1



Approximate total area<sup>®</sup>  
889.07 ft<sup>2</sup>  
82.6 m<sup>2</sup>

(1) 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.

GIRAFFE 360



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## Get in touch

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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			95
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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