

# 17 Harefields Close Baschurch Shrewsbury SY4 2DQ



2 Bedroom House - Semi-Detached  
Offers In The Region Of £190,000

## The features

- IMMACULATE 2 BEDROOM SEMI DETACHED HOUSE
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED. NO UPWARD CHAIN.
- ENVIABLE VILLAGE LOCATION
- GOOD SIZED LOUNGE/DINING ROOM WITH FEATURE LOG BURNER
- 2 DOUBLE BEDROOMS AND BATHROOM
- LOVELY ESTABLISHED REAR GARDEN
- EPC RATING E



\*\*\* MUCH IMPROVED SEMI DETACHED IN ENVIABLE VILLAGE LOCATION \*\*\*

An excellent opportunity to purchase this immaculately presented, much improved 2 bedroom semi detached house - perfect for a first time buyer or those looking to downsize.

Occupying an enviable position in the heart of this much sought after village which boasts excellent amenities including schools, doctors, supermarket, recreational facilities, restaurants/ public houses and church along with regular bus service to the Town Centre. For commuters there is ease of access to the A5/ M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/ Dining Room with feature cast iron log burner, attractive Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of oil central heating with a newly installed boiler, double glazing, driveway with parking, garage and lovely established rear garden.

Viewing highly recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator. Useful understairs storage cupboard.

### LOUNGE/DINING ROOM

A good sized room with double opening French doors with full height side screens throwing in natural light. Chimney breast recess housing cast iron log burner set onto slate hearth, media point, radiator.

### KITCHEN

with range of soft green fronted shaker style units incorporating single drainer sink unit with mixer taps set into base cupboard. Further range of cupboards and drawers with space for washing machine, cooker and fridge, tiled surrounds and matching eye level wall units, window to the front, tiled floor, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

### BEDROOM 1

with window to the rear, fitted triple wardrobes with hanging rails and shelving, radiator.

### BEDROOM 2

with window to the front, built in wardrobe and Airing Cupboard. Radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Fully tiled walls, towel rail, radiator and window to the side.

### OUTSIDE

The property is approached over driveway with parking and leading to the Garage with up and over door, power and lighting and personal door to the garden.

The Front Garden is laid to lawn with flower bed, side pedestrian access to the lovely established and mature rear garden which is laid to paved sun terrace, garden to lawn with well stocked flower, shrub and herbaceous beds and pergola. Enclosed with wooden fencing.

### SERVICES

We are advised that all mains electric and water are connected - oil central heating. Please note, we are of the understanding there is gas mains in the area.

### GENERAL INFORMATION

#### TENURE

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

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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.

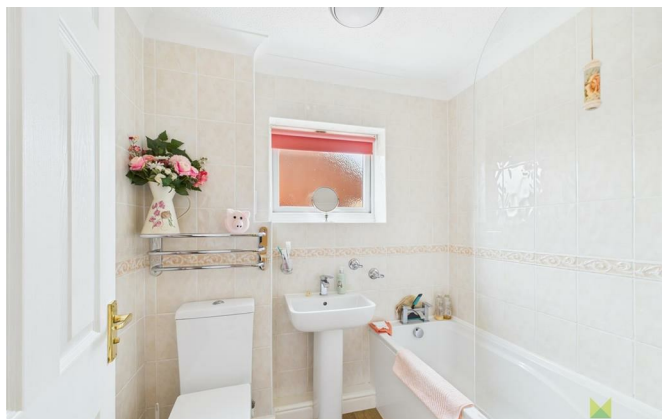
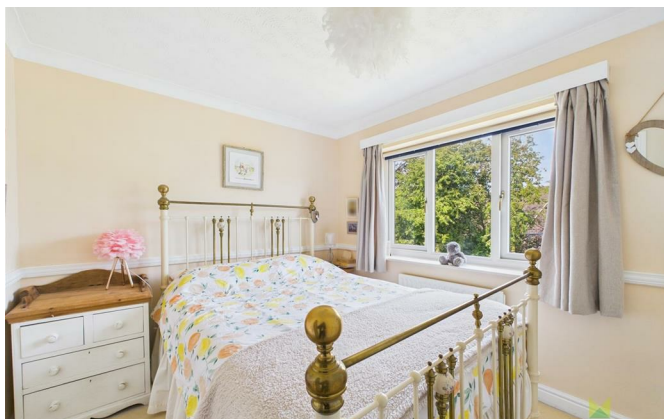
#### NEED TO CONTACT US

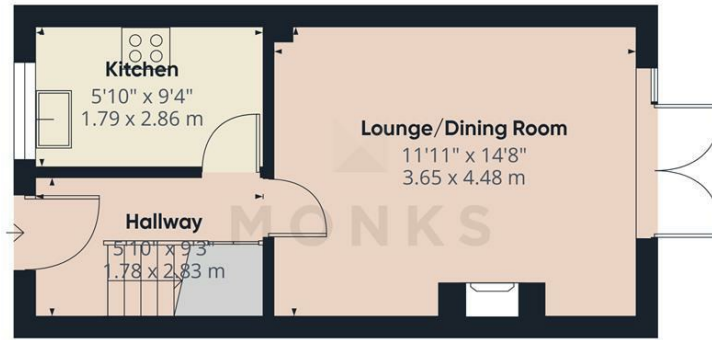
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



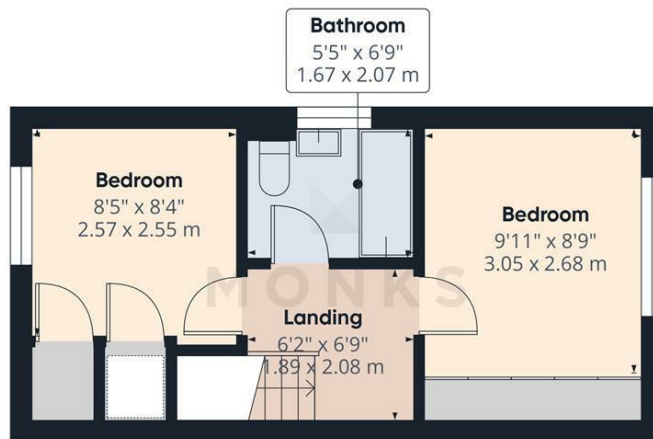
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Floor 0



Floor 1

**Approximate total area<sup>®</sup>**  
544 ft<sup>2</sup>  
50.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Click.** www.monks.co.uk

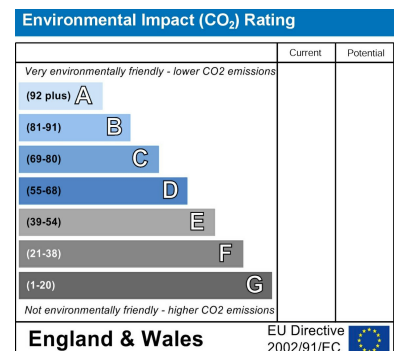
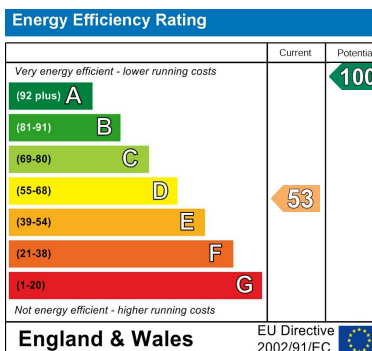
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**



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