

Corwen House, 43 Prescott Road, Baschurch, Shrewsbury,  
Shropshire, SY4 2DR

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £460,000**

Viewing: strictly by appointment through the agent



Believed to date back to approximately 1835cc, this is a charming, much improved, extended and beautifully presented three bedroom detached house which offers instantly appealing and stylish living accommodation throughout. The property is situated within this highly desirable village location having an excellent array of local amenities some of which include: convenience store, schooling, public houses, takeaway outlets etc and is well placed for easy access to the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge with feature exposed chimney breast and wood burning stove, study area, spacious family kitchen/diner, utility room, garden room, first floor landing having two double bedrooms, bespoke re-fitted family bathroom with feature cooper roll top bath, second floor master bedroom with ensuite bathroom, front and landscaped rear enclosed gardens with Shepherds Hut, which could make an ideal home office/studio etc, stoned driveway providing ample off street parking, period features, gas fired central heating, sought after village location.

The accommodation in greater detail comprises:

Oak framed canopy over decorative part glazed entrance door gives access to:

**Reception hallway**

Having quarry tiled floor, wall mounted Honeywell digital heating control panel.

Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, tiled floor, radiator, wall mounted wash hand basin, extractor fan to ceiling.

Door from reception hallway gives access to:

**Utility room**

6'11 x 3'11

Having glazed window with fitted shutters, base units, fitted wooden style worktop with inset sink and mixer tap over, tiled floor, space for appliances.

Wooden door from reception hallway gives access to:

**Lounge**

15'6 x 12'11 max

Having two glazed windows to front of property with fitted shutters, exposed beams to ceiling, feature exposed feature and sandstone fireplace with wood burning stove, radiator.

Off the lounge there is:

**Study area**

8'4 x 4'0

Having fitted wooden worktop, glazed window to front, exposed beams and recessed spotlights to ceiling.

Wooden door from reception hallway gives access to:

**Spacious attractive family kitchen/diner**

25'11 x 10'7 max reducing down to 9'3

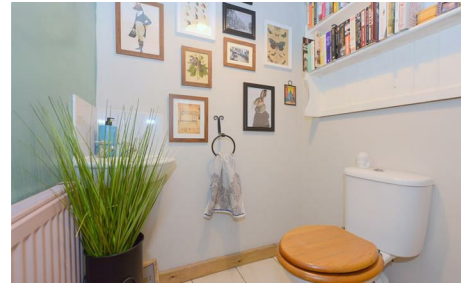
The dining area comprises: Exposed wooden flooring, antique style radiator, recessed spotlights to ceiling.

The kitchen area comprises: A range of attractive wooden eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset twin Belfast style sink with antique style mixer tap over, range style cooker, sealed unit double glazed window to rear, integrated fridge freezer, dishwasher, wall mounted stainless steel cooker canopy.

Door from kitchen/diner gives access to:







**Garden room**

13'10 x 11'0

Having a range of sealed unit double glazed windows overlooking the property's rear gardens, wooden framed sealed unit double glazed French doors giving access to rear gardens, exposed wooden flooring, antique style radiator, TV aerial point, loft access.

From reception hallway stairs rise to:

**First floor landing**

Having exposed timbers to ceiling, loft access, storage cupboard.

**Bedroom two**

13'4 x 9'5

Having feature period fireplace, large built-in wardrobe, glazed window with fitted shutters to front, exposed timbers to ceiling.

**Bedroom three**

11'11 x 11'4 max

Having feature oak framed sealed unit double glazed window to rear, eaves storage, radiator.

**Bespoke re-fitted bathroom**

Having a beautiful feature cooper roll top bath with antique style mixer tap over with shower attachment off, pedestal wash hand basin, low flush WC, period style tiled flooring, wall mounted cooper style heated towel rail, part tiled to walls, glazed window with fitted shutters, recessed spotlights and extractor fan to ceiling.

From first floor landing an exposed wooden staircase leads to:

**Bedroom one**

13'4 max x 12'2 excluding recess

Having a vaulted ceiling, exposed beams and timbers, glazed window with fitted shutters to front, radiator.

Door from master bedroom gives access to:

**Ensuite bathroom**

Having timber style panel bath, WC with hidden cistern, wall mounted wash hand basin, tiled floor, wall mounted extractor fan, exposed beams timbers to ceiling, recessed spotlights.

**Outside**

To the front of the property there is lawn garden partially enclosed by sandstone and brick walling with mature hedging and trees. To the side of this gated access leads to a generous stoned driveway with raised sandstone beds. Gated side access then leads to the property's:

**Rear landscaped gardens**

And comprise: Stoned well maintenance section with outside lighting, cold water tap, low rise brick walling, raised beds, lawn gardens, a variety of mature plants and bushes, generous sized timber garden shed. Gates access then leads to a secluded small orchard with a variety of mature trees. Access is then given to:

**Shepherds Hut**

10'4 x 7'3

This could make an ideal work from home office, therapy room etc and comprises: sealed unit double glazed window, wooden flooring, recessed spotlights to ceiling, two large stores/wardrobe.

The rear gardens offer good levels of privacy and are fully enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.



**COUNCIL TAX BAND E**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

