

Holly View Station Road, Baschurch, Shrewsbury,
Shropshire, SY4 2BG

www.hbshrop.co.uk



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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 give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers Over £650,000

Viewing: strictly by appointment through the agent

Offered for sale with No Upward Chain. A most attractive and spacious four bedroom, detached, double fronted house, occupying a generously sized plot with an impressive and established south-facing garden and double garage, within this highly sought after village location. The village of Baschurch has an excellent variety of local amenities, some of which include: highly regarded local schooling, convenience store, church, popular public houses, take-away outlets, doctors surgery and is well-placed for easy access to the popular medieval town centre of Shrewsbury and market town of Oswestry. Early viewing comes highly recommended by the selling agent. This generous accommodation briefly comprises of the following: Brick and oak framed porch, reception hall area, bay fronted dining room, bay fronted lounge, handcrafted kitchen/breakfast/family room, garden room, rear lobby, re-fitted utility room, cloakroom, first floor landing, master bedroom with stylish ensuite shower room, three further bedrooms, second floor studio attic room, large family bathroom, front garden, rear generously sized and fully enclosed garden, good sized Cotswold stone driveway, large detached double garage with electrically operated door, electrically operated double gates serving access road, two log burners, double glazing, gas fired central heating.

Total square footage for the property 2,970ft or 276 square metres

The accommodation in greater detail comprises:

Brick and oak framed storm porch/canopy with sealed unit double glazed entrance door gives access to:

Reception hall area

12'10 x 11'11 max

Having oak flooring, under-stairs recess, leaded sealed unit double glazed window to front, wood burning stove set to an exposed brick hearth with timber fire surround.

Arch from reception hall area gives access to:

Bay fronted dining room

13'5 excluding bay x 10'7

Having walk-in sealed unit leaded bay window to side and sealed unit leaded double glazed window to front, radiator, oak wooden flooring.

Door from dining room gives access to:

Bay fronted lounge

19'2 excluding bay x 13'7 excluding bay

Having two leaded walk-in sealed unit double glazed bay windows (one to rear, one to side), exposed brick hearth with attractive stone fire surround, coving to ceiling, radiator.

Wooden framed glazed double doors from reception hall area gives access to:

Open plan L shaped kitchen/breakfast/family room

28'2 max x 17'9 max

The family area comprises: Feature exposed chimney breast with wood burning stove and natural timber inset above, tiled floor, radiator, wall light point.

The kitchen/breakfast area comprises: A range of custom bespoke oak soft wood eye level and base units with built in cupboards and drawers, fitted Granite worktop with inset ceramic Belfast 1 1/2 sink with mixer tap over, free standing Range Master cooker, space for American style fridge freezer, kitchen island with built-in cupboards and drawers and Granite worktop, tiled splash surround, two leaded sealed unit double glazed windows, tiled floor, plate rack, recessed spotlights to ceiling.

Sealed unit double glazed wooden door from kitchen/breakfast family room gives access to:

Garden room

12'11 x 12'3

Having range of sealed unit double glazed windows, bi-folding doors giving access to rear gardens, two glazed roof windows, TV aerial point, tiled floor.





Sliding door from kitchen/breakfast/family room gives access to:

Inner hallway

With two larger style storage cupboards and tiled floor. Doorway gives access to:

Rear lobby

Having tiled floor, sealed unit double glazed door giving access to driveway of property.

From rear lobby doors give access to: Re-fitted utility room and cloakroom.

Re-fitted utility room

11'11 x 7'9

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted stylish worktop with inset 1 1/2 sink drainer unit with mixer tap over, sealed unit leaded double glazed window to front, wall mounted extractor fan, tiled floor, space for washing machine.

Cloakroom

Having low flush WC, wall mounted wash hand basin, store cupboard housing gas fired central heating boiler, leaded sealed unit double glazed window, part tiled to walls, radiator,

Wide bespoke oak staircase leads to:

Frist floor landing

Having exposed oak wooden flooring, leaded sealed unit double glazed window to front, loft access, recessed spotlights to ceiling.

Panel doors from first floor landing then gives access to: Four bedrooms and family bathroom.

Bedroom one

15'6 x 14'0

Having sealed unit leaded double glazed window to rear and to side, radiator.

Door to:

Bespoke ensuite shower room

Having a modern suite which comprises: Large walk-in shower cubicle, WC with hidden cistern, wash hand basin with mixer tap over and storage cupboard below, two leaded sealed unit double glazed windows, heated towel rail, linen store cupboard, recessed spotlights and extractor fan to ceiling.

Bedroom two

15'7 x 13'7

Having two leaded sealed unit double glazed windows, coving to ceiling.

Bedroom three

13'4 x 13'7

Having two leaded sealed unit double glazed windows, radiator.

Bedroom four

10'0 x 6'8

Having leaded sealed unit double glazed window to front, radiator, built-in double wardrobe.

Family bathroom

Having a four piece suite comprising: Timber style panel bath, tiled shower cubicle with drench shower over, low flush WC, pedestal wash hand basin, antique style radiator with heated towel rail, leaded sealed unit double glazed window to rear, tiled floor, part tiled to walls, extractor fan to ceiling.

From first floor landing staircase leads to: Second floor with door giving access to:

Second floor studio area

30'3 x 14'0

Having a range of wood effect UPVC leaded windows, two radiator, part slopping ceilings.

Outside

To the front of the property gated access leads to a paved pathway which gives access to front door. To either side of the paved pathway there are lawn gardens. To the right hand-side the lawn garden extends with mature shrubs and bushes. To the left hand-side of the property there is a generous stoned driveway which gives access to:

Large detached double garage

18'8 x 18'6

Having electric operated garage door, two UPVC double glazed windows, UPVC double glazed service door to side, fitted power and light.

Gated side access to both side of the property then leads to the property's well established:

Large rear gardens

Comprising: Stoned sections, brick paved sun terrace, raised beds, well stocked borders containing a variety of specimen shrubs, plants and bushes, good size lawn garden. The rear gardens are enclosed by brick and stone walling and timber fencing.

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 G

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.

Square footage for the property 2,970ft or 276 square metres

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).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

