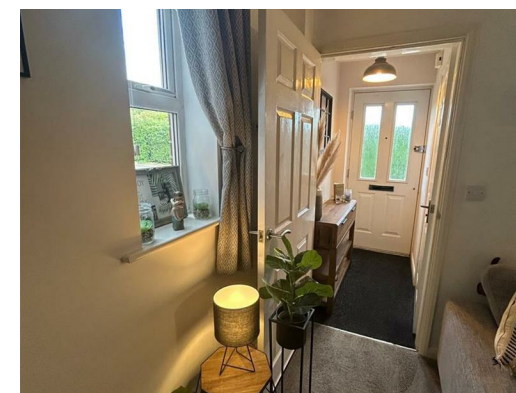


Station View Marton Road, Baschurch, Shrewsbury,  
Shropshire, SY4 2BJ

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £269,950**

Viewing: strictly by appointment through the agent

Offering extremely well presented improved and spacious living accommodation throughout, this is an appealing, modern, three bedroom (plus useful attic area), link semi-detached property which boasts and attractive lounge, re-fitted kitchen / diner, upvc double glazed conservatory, three good sized bedrooms, low maintenance gardens and two allocated car parking spaces. The property is located within this desirable village location, having amenities which include The Corbet School, convenience stores, hair dressers / pub / restaurants etc and is located approximately 9 miles from the medieval town centre of Shrewsbury. Viewing comes highly recommended by the selling agent for the property to be fully appreciated.

#### Accommodation

Entrance hallway, cloakroom, attractive lounge, spacious modern kitchen / diner, upvc double glazed conservatory, master bedroom with ensuite shower room, two further good sized bedrooms, family bathroom, front and landscaped low-maintenance rear enclosed gardens, two allocated car parking spaces, upvc double glazing, gas fired central heating. Viewing is recommended.

Sealed unit double glazed entrance door, gives access to:

#### Hallway

Having radiator. Door from hallway gives access to:

#### Cloakroom

Having a white suite, comprising low flush wc, wall mounted wash hand basin with tiled splash surround, heated chrome-style towel rail, upvc double glazed window to front, vinyl tiled effect floor covering.

Door from hallway gives access to:

#### Lounge

14'6" x 13'5" max into staircase recess  
Having radiator, two upvc double glazed windows, tv and telephone points. Door from lounge gives access to:

#### Recently Updated Attractive Kitchen / Diner

13'6" x 9'8"  
Having a range of contemporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink drainer unit with mixer tap over, free standing Rangemaster cooker with twin oven, pan warming drawer and five ring gas hob with cooker canopy over, wall mounted gas fired central heating boiler upvc double glazed window, radiator, tiled floor and walk-in under stairs storage cupboard. From kitchen/diner door then gives access to:

#### UPVC Double Glazed Conservatory

10'4" x 8'11"  
Having brick base with range of upvc double glazed windows, upvc double glazed French doors, giving access to rear garden, polycarbonate roof, tiled floor, radiator.

..  
From lounge stairs rise to:

#### First Floor Landing

Having radiator, loft access with pull down ladder leads to a USEFUL spacious loft area which is carpeted with roof window. From first floor landing doors give access to all three good sized bedrooms and bathroom.

#### Bedroom One

12'10" x 9'10"

Having upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond. Radiator, over stairs cupboard, door from bedroom one gives access to:

#### Refitted ensuite Shower Room

Having tiled shower cubicle with drench shower over, low flush wc, wash hand basin, upvc double glazed window to side, extractor fan, spotlights to ceiling, vinyl tiled effect floor covering.

#### Bedroom Two

14'0" x 8'0"

Having upvc double glazed windows to front and rear, radiator, loft access.

#### Bedroom Three

11'8" x 6'7"

Having upvc double glazed window to rear, radiator.

#### Bathroom

Having a three piece white suite, comprising panel bath with mixer shower over, pedestal wash hand basin, low flush wc, fully tiled to walls, extractor fan, recessed spotlights to ceiling, upvc double glazed window to front, shaver point.

#### Outside

To the front of the property paved pathway gives access to front door with low maintenance stoned frontage, the rear gardens also offer low-maintenance and comprise: paved patio areas, artificial lawn, timber garden shed, slated borders, gated pedestrian access. The rear gardens are enclosed by fencing. To the rear of the garden there are two allocated car parking spaces within the residents car park.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### 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).

#### Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

#### 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.

#### Council tax band

Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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	

## FLOORPLANS

