



1 Robert Jones Close, Baschurch, Shrewsbury,  
Shropshire, SY4 2HN

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**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.
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**Offers In The Region Of £375,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing corner plot position on this favoured residential development, this is an attractive, particularly spacious and well proportioned four bedroom detached house which would benefit from some general modernisation/improvement. The property is located within this sought after residential location within close proximity to a variety of excellent amenities the village of Baschurch has to offer. Easy access is easily gained to the County town of Shrewsbury and the market town of Oswestry along with the local by-pass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, separate dining room, kitchen/breakfast room, utility room, UPVC double glazed conservatory, first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, front, side and mature rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after village location.

The accommodation in greater detail comprises:

Wood effect UPVC double glazed entrance door gives access to:

**Reception hallway**

Having radiator, wall mounted thermostat control unit, understairs storage cupboard.

Door from reception hallway gives access to:

**Bay fronted lounge**

18'10 max into bay x 10'6  
Having walk-in bay with UPVC double glazed window to front, two radiators, stone style fireplace, coving to ceiling.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

10'1 x 10'0  
Having eye level and base units with built-in cupboards and drawer, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, four ring gas hob, integrated oven, UPVC double glazed window to rear, tiled floor, radiator, space for appliances.

Door from kitchen/breakfast room gives access to:

**Dining room**

9'11 x 9'11  
Having wood effect flooring, radiator.

UPVC double glazed French doors from dining room gives access to:

**UPVC double glazed conservatory**

12'1 x 10'1  
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear gardens, wood effect flooring, radiator, polycarbonated roof.

From kitchen/breakfast room door gives access to:

**Utility room**

5'10 x 5'0  
Having space for washing machine, fitted worktop with inset stainless steel sink and mixer tap over, UPVC double glazed door giving access to rear of property, wall mounted gas fired central heating boiler, tiled floor.

Door from utility room gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, UPVC double glazed window to side.

From reception hallway stairs rise to:

**First floor landing**

Having loft access, coving to ceiling, cupboard housing pressurised water system.

Doors from first floor landing give access to: Four bedrooms and bathroom.

**Bedroom one**

14'2 max x 11'8 excluding recess  
Having UPVC double glazed window to front and side of property, built-in mirror fronted double wardrobe, radiator.

Door to:

**Ensuite shower room**

Having tiled shower cubicle, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to side, extractor fan to ceiling, radiator.

**Bedroom two**

11'11 x 8'11 excluding recess  
Having two UPVC double glazed windows to front, built-in double wardrobe, radiator.

**Bedroom three**

10'0 x 9'6  
Having UPVC double glazed window to rear, radiator, coving to ceiling.

**Bedroom four**

10'0 max into recess x 9'3  
Having UPVC double glazed window to rear, coving to ceiling, radiator.

**Bathroom**

Having a three piece suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, part tiled to walls, UPVC double glazed window to rear, extractor fan to ceiling.

**Outside**

To the front of the property there is a brick paved double width driveway which gives access to:

**Garage**

Having up and over door.

From the front of the property there is a lawn garden which extends to the side of the property with mature hedging screening the pedestrian pathway. Gated side access then leads to the property's:

**Rear gardens**

Having paved area with outside cold tap and lighting, lawn gardens, stone sections, mature plants, shrubs and bushes. The rear gardens are enclosed by brick walling and 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 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).

**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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

