

Romery Prescott Road, Baschurch, Shrewsbury,
Shropshire, SY4 2DP

www.hbshrop.co.uk



Offers In The Region Of £650,000

Viewing: strictly by appointment
through the agent



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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Occupying a substantial plot, this is a greatly improved, spacious and beautifully presented four/five bedroom detached house, which has undergone a programme of renovation by its existing owners and offers buyers versatile and instantly appealing living accommodation throughout. The property is located within this highly desirable location having excellent amenities some of which include: convenience store, schooling, public housing, medical centre, takeaway outlets etc. Access is readily accessible to the medieval town centre of Shrewsbury and market town of Oswestry. early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, lounge, dining room, modern re-fitted kitchen/breakfast room, utility room, rear lobby, workshop, ground floor bedroom, ground bedroom/sitting room, ground floor family bathroom, first floor landing having bedroom with modern ensuite shower room, two further bedrooms, attractive shower room, substantial well established plot having landscaped front and rear gardens, large driveway, detached timber double garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance vestibule

Having wood effect flooring.

Wooden framed double glazed doors then give access to:

Reception hallway

Having wood effect flooring, three radiators, UPVC double glazed French doors giving access to rear gardens, understairs storage cupboard, cloaks cupboard.

Doors from reception hallway gives access to:

Lounge

18'0 x 12'0

Having wood effect flooring, UPVC double glazed window to front, recessed spotlights to ceiling, radiator.

Door from reception hallway gives access to:

Dining room

14'0 x 12'0

Having wood effect flooring, UPVC double glazed window to front, two radiators.

Doorway from dining room gives access to:

Re-fitted kitchen/breakfast room

15'4 x 8'8

Having a range of attractive replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring gas hob with cooker canopy over, breakfast bar, radiator, tiled effect flooring, tiled splash surrounds, recessed spotlights to ceiling, UPVC double glazed window to front, shelved pantry style store cupboard.

Doorway from re-fitted kitchen/breakfast room gives access to:

Re-fitted utility room

11'11 x 9'9 max

Having replaced eye level store cupboards, fitted worktop with space below for appliances, fitted ceramic sink, fitted store cupboards below, tiled effect flooring, UPVC double glazed window to side,

Sliding door from utility room gives access to:





Boiler room

4'3 x 2'9

Having wall mounted gas fired central heating boiler, glazed window, tiled effect flooring.

UPVC double glazed door from utility room gives access to:

Rear lobby

8'0 x 6'9

Having sliding double glazed doors giving access to rear and side of property, tiled floor.

From rear lobby door gives access to walk-in store. Additional door then gives access to:

Workshop

11'1 x 8'0

Having fitted power and light., glazed window to rear.

From reception hallway doors then give access to: Ground floor bedroom, ground floor bedroom/sitting and bathroom.

Ground floor bedroom

15'5 x 10'0

Having UPVC double glazed window to front, wood effect flooring, radiator.

Ground floor bedroom/sitting room

12'1 x 11'0

Having UPVC double glazed window to rear, wood effect flooring, radiator.

Bathroom

Having a three piece suite comprising: Timber style panel bath, low flush WC, pedestal wash hand basin, wall mounted heated chrome style towel rail, part tiled to walls, recessed spotlights to ceiling, tiled floor, UPVC double glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having recessed spotlights to ceiling, UPVC double glazed window to front.

Doors from first floor landing then gives access to: Three bedrooms and shower room.

Bedroom

15'1 max into recess reducing down to 12'0 x 12'10

Having UPVC double glazed window to front, large built-in wardrobe, two double glazed roof windows, recessed spotlights to ceiling, radiator.

Door from bedroom gives access to:

Ensuite shower room

Having tiled shower cubicle, pedestal wash hand basin, low flush WC, tiled floor, double glazed roof window, shaver point, wall mounted heated chrome style towel rail, extractor fan and recessed spotlights to ceiling.

Bedroom

14'11 max reducing down to 11'11 x 12'5 max

Having UPVC double glazed window to front, eaves storage, double glazed roof window, radiator, recessed spotlights to ceiling.

Bedroom

9'10 max x 7'8

Having UPVC double glazed window to front, radiator, recessed spotlights to ceiling.

Shower room

Having tiled shower cubicle, wall hung wash hand basin, low flush WC, tiled floor, double glazed roof window, recessed spotlights to ceiling, shaver point, heated chrome style towel rail.

Outside

To the front of the property there is a stoned forecourt. To the side of this timber double gates lead to a large paved driveway with low maintenance stoned section, paved steps and patio area giving access to front door, raised lawn gardens, partially surrounded by sandstone brick walling, mature shrubs and bushes.

From the brick paved driveway access is given to a further tarmacadam parking area which in turn leads to a:

Large detached double garage

Garage one

19'11 x 10'2

Garage two

20'1 x 10'2

Rear gardens

The rear gardens are a pleasing aspect of the property being substantial in size and comprise: Partially covered composite raised decked area, paved patio, lawn garden, stoned sections with barked borders containing a variety of shrubs, plants and bushes, paved sun terrace which then gives access to a further lawn garden with mature shrubs, plants and bushes and former vegetable plot. The rear gardens are enclosed by mature hedging 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.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

