



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Weyland Cottage, Marton Road, Baschurch,  
Shrewsbury, SY4 2BW**

**Offers In Excess Of  
£375,000**

To view this property please call us on **01743 236 800** Ref: C7458/SL/KQ

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# A particularly well appointed, much improved and extended four bedroom semi-detached cottage.

This four bedroom semi-detached property has been much improved and extended to provide well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The property has the benefit of gas fired central heating and double glazing. The Vendor has submitted a planning application to extend the garage.

The property is situated in this pretty conservation area on the fringe of the ever popular village of Baschurch. The village boasts excellent amenities including; popular schools, restaurants, public houses, spar convenience store and a pretty village Church. The property is also well placed within easy reach of the county town of Shrewsbury and the market town of Oswestry and Wem.





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## INSIDE THE PROPERTY

### SPACIOUS ENTRANCE HALL

Large built in store cupboard

### LIVING ROOM

14'9" x 24'5" (4.50m x 7.45m)

A pleasant through room with fireplace with recess housing log burning stove

Glazed French doors opening to:

### CONSERVATORY / GARDEN ROOM

Full length picture windows and glazed French doors to the garden

### DINING ROOM

11'0" x 12'0" (3.35m x 3.66m)

Window to the fore

### KITCHEN

12'2" x 14'6" (3.71m x 4.41m)

Neatly appointed and fitted with a range of matching modern units with integrated appliances

### UTILITY ROOM

11'5" x 8'4" (3.48m x 2.54m)

Range of matching units

Door to garden

### CLOAKROOM

Wash hand basin, wc

Built in store cupboard

From the entrance hall a STAIRCASE with hand rail and balustrade rises to FIRST FLOOR LANDING

### BEDROOM 1

12'1" x 11'7" (3.68m x 3.52m)

Large built in store cupboard

### BEDROOM 2

11'5" x 8'0" (3.48m x 2.44m)

### BEDROOM 3

12'0" x 8'7" (3.66m x 2.62m)

Double door built in wardrobe

Further single door built in store cupboard

### BEDROOM 4

11'5" x 9'1" (3.48m x 2.76m)

Double door built in wardrobe

Further single door built in store cupboard

### BATHROOM

Neatly appointed with a modern white suite comprising;

Panelled bath

Wash hand basin, wc

Corner shower cubicle

## OUTSIDE THE PROPERTY

### LARGE DETACHED DOUBLE GARAGE / WORKSHOP

To the front the property is neatly kept with an established hedge forming the boundary, with a wrought iron gateway and paved pathway serving the reception area, flanked on both sides by neatly kept lawn. A further gateway allows access over the large drive and forecourt, which provides ample parking space and serves the double garage.

There is a particularly good sized REAR GARDEN with a raised terrace with balustrade, neatly kept and extensive lawns. The whole well enclosed on all sides by established hedges, enjoying unrivalled outlooks over neighbouring fields to the rear.







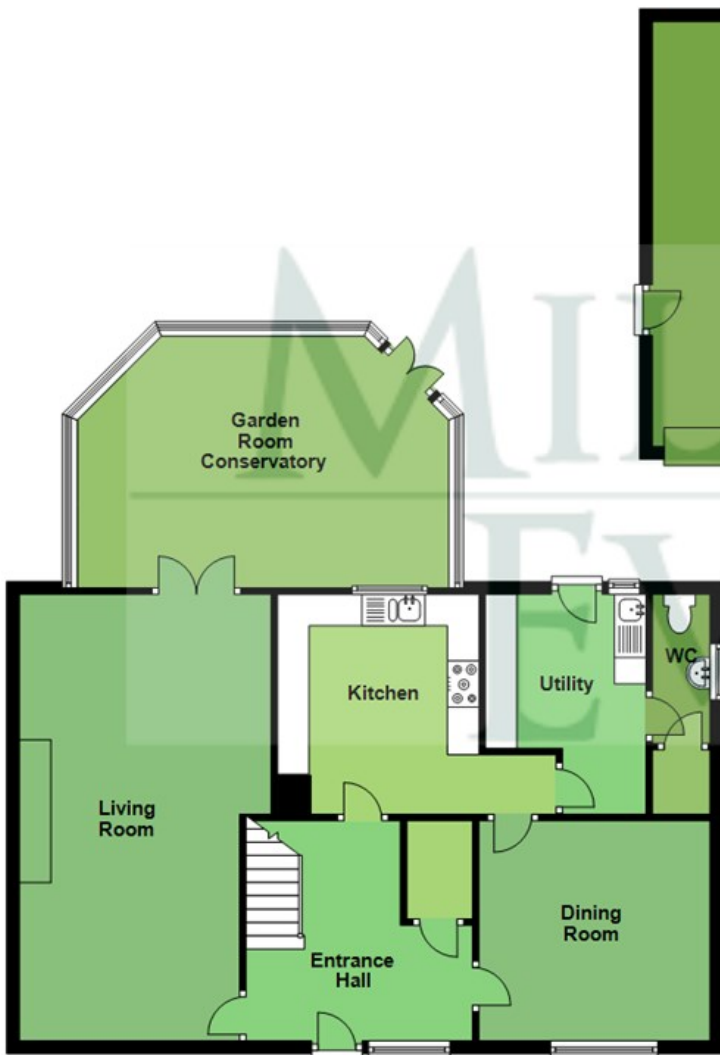




FLOOR PLANS ...

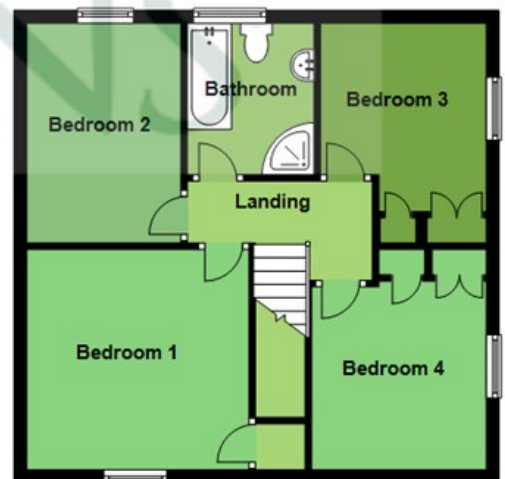
**Ground Floor**

Approx. 1282.9 sq. feet



**First Floor**

Approx. 568.3 sq. feet



Total area: approx. 1851.3 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



