





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

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

Offers In Excess Of £375,000

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.





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

RATHROOM

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.



















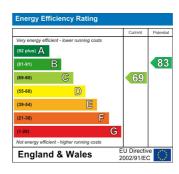
FLOOR PLANS ...

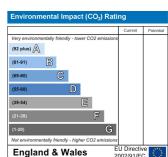


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5067 to Baschurch. Take the 3rd exit at the island and continue through Baschurch. Continue to the cross-roads, turning right onto the B4397 towards Myddle. Continue over the level crossing and pass the terraced cottages on the right. Turn immediately right, where Weyland Cottage will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?





SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council Shirehall, Abbey Foregate Shrewsbury SY2 6ND Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:





Residential Sales & Lettings Eagle House, 4 Barker Street, Shrewsbury SY1 1QJ Tel: 01743 236800 South Shropshire Sales Office 4 The Square, Church Stretton SY6 6DA Tel: 01694 724700



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