



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Fishpool Cottage, 46 Stanwardine, Baschurch,
Shrewsbury, SY4 2EU**

**£625,000 Asking
Price**

To view this property please call us on **01743 236 800** Ref: C7553/WM/lrd

A stunning, well appointed, 4 bedroom detached family home.

This stunning and well appointed detached 4 bedroom detached family house provides spacious accommodation throughout with rooms of pleasing dimensions, briefly comprising: hall, kitchen/dining room, sitting room, study, living room, wc; master bedroom with en-suite bathroom, three further bedrooms and family bathroom. Two staircases. Spacious driveway and ample room for parking, beautiful wrap-around garden providing unspoilt countryside views. The property benefits throughout with new windows, doors, carpets and underlay, bathrooms as well as a new driveway.

The property is privately situated on the outskirts of Baschurch which provides convenient access to a range of excellent amenities including public local houses, supermarket, village hall, doctors surgery, a primary school and the well established Corbet secondary school. There are also nearby fishing lakes providing excellent recreational pursuits.



INSIDE THE PROPERTY

ENTRANCE HALL

Brick feature wall

KITCHEN/DINING ROOM

25'11" x 18'4" (7.9 x 5.6)

Matt Wilkinson hardwood kitchen perfect for entertaining and dining

Oil fired Aga and granite worktops

Central island with inset prep bowl and under counter oven

Windows to the front, rear and side

LIVING ROOM

24'3" x 15'5" (7.4 x 4.7)

Feature fireplace

Window to the side

French doors opening to the exterior

STUDY

10'5" x 6'6" (3.2 x 2.0)

Window to the side

A second staircase rises to a second FIRST FLOOR LANDING

SITTING ROOM

13'5" x 9'2" (4.1 x 2.8)

Feature fireplace

Window to the side

(A versatile space having been used as bedroom, sitting room and gym)

CLOAKROOM

Low flush wc and wash handbasin

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with storage cupboard, seating area and beautiful countryside views

BEDROOM 1

16'0" x 15'8" (4.9 x 4.8)

Fitted wardrobes

Window to the side

EN-SUITE BATHROOM

Panelled bath with shower over

Inset wash hand basin with cupboards under WC with recessed flush

BEDROOM 2

13'1",9'10" x 9'10",26'2" (4,3 x 3,8)

Fitted wardrobes

Window to the side

BEDROOM 3

9'10",26'2" x 10'2" (3,8 x 3.1)

Window to the side

BEDROOM 4

13'5" x 7'10" (4.1 x 2.4)

Window to the side

FAMILY BATHROOM

Window to the side

Deep soak bath

Corner shower cubicle

Wash hand basin

Low flush wc

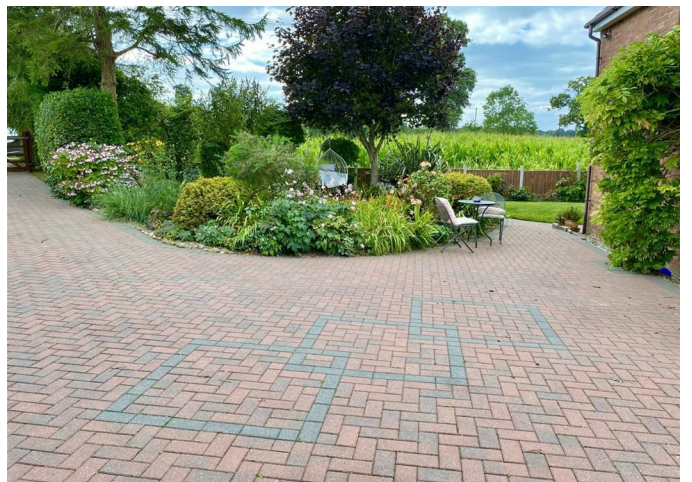
OUTSIDE THE PROPERTY

The property is approached through a gated entrance over a brick laid driveway, providing ample parking, and surrounded by wrap-around gardens. The exterior offers privacy with amazing space for outside entertaining, whilst providing unspoilt countryside views.









FLOOR PLANS ...

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



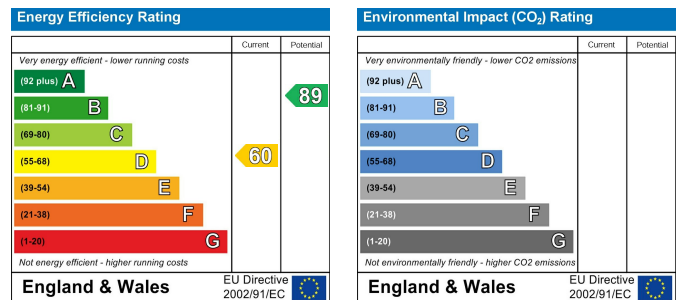
TOTAL FLOOR AREA : 2075 sq.ft. (192.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the Berwick Road to Baschurch. At the island, take the 3rd exit and continue through the village of Baschurch. Turn left at the cross roads (Signposted to Ruyton XI Towns). Take the next right hand turn (Signed to Stanwardine). Proceed past the pond and turn left. Follow this road where the property will eventually be found on the right 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: E

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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.

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