



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Harefields Close, Baschurch, Shrewsbury, SY4 2DQ

£290,000 Offers

To view this property please call us on **01743 236 800** Ref: C7623/WM/KQ

An immaculately presented modern, semi-detached three bedroom family house.

This immaculately presented, three bedroom semi-detached family home provides well planned accommodation briefly comprising; entrance hall, living room, kitchen/dining room, three bedrooms and bathroom. Garage and parking. Neatly kept rear garden.

The property is located in the desirable village of Baschurch, approximately 8 miles north west of Shrewsbury, close to excellent local amenities, including the renowned Corbett School, village shop, public house, doctors surgery and a Church.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

15'1" x 11'7" (4.61m x 3.53m)

Multi fuel log burning stove

Window to the front

Opening to:

KITCHEN / DINING ROOM

11'7" x 23'7" (3.52m x 7.18m)

Fitted with a range of modern wall and base units

Integrated appliances

Understairs store cupboard

Two sets of French doors to rear garden

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

8'9" x 15'3" (2.66m x 4.64m)

Range of built in wardrobes

BEDROOM 2

11'7" x 7'11" (3.52m x 2.41m)

BEDROOM 3

6'10" x 7'0" (2.09m x 2.13m)

BATHROOM

Newly fitted with a panelled bath with shower and shower screen over

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE / STORAGE

Part of the garage has been incorporated into the kitchen extension. There is a 1/4 space left, providing ideal storage area.

The property is approached over a driveway providing parking and access to the garage, paved pathway to reception area, flanked by lawn area with a circular ornamental slate and shrub area.

Access to the REAR GARDEN which is laid to lawn with large patio area providing ideal seating, with mature shrub beds and borders. Large garden store shed with power supply. Log store.





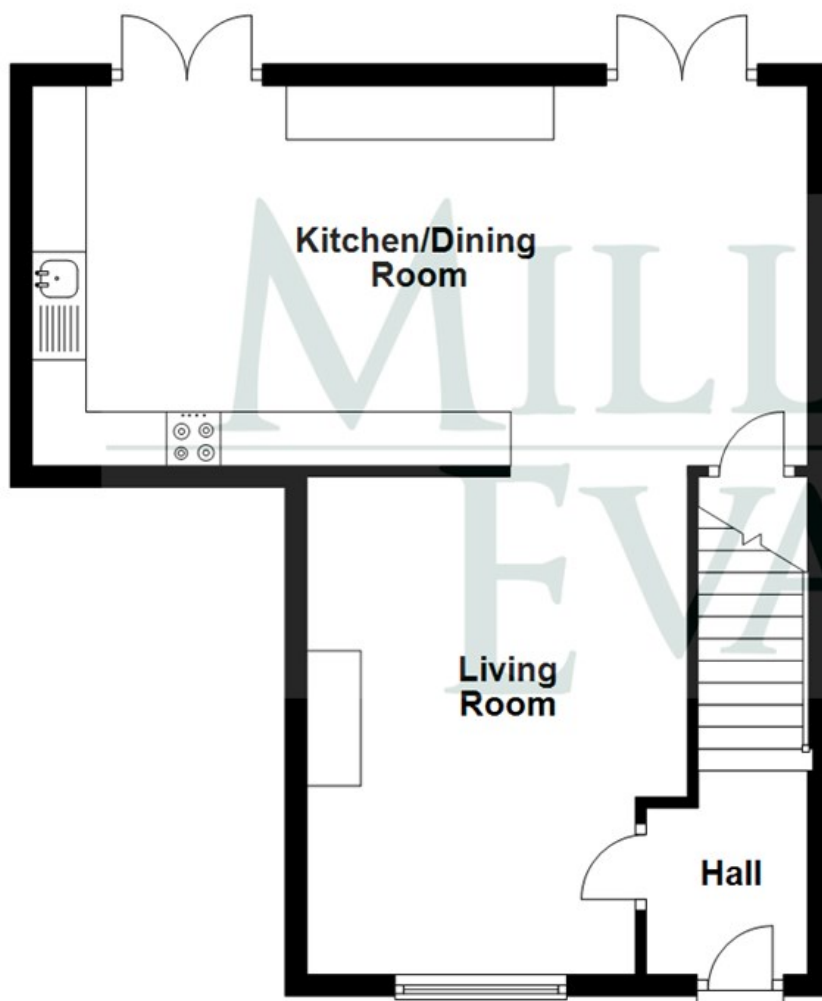




FLOOR PLANS ...

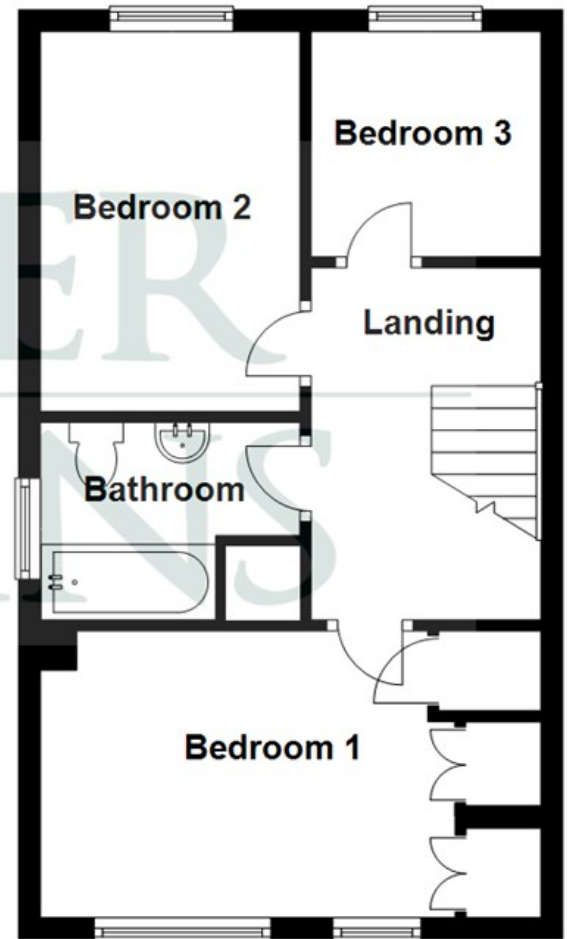
Ground Floor

Approx. 507.5 sq. feet



First Floor

Approx. 409.8 sq. feet



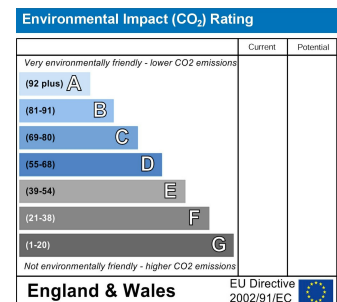
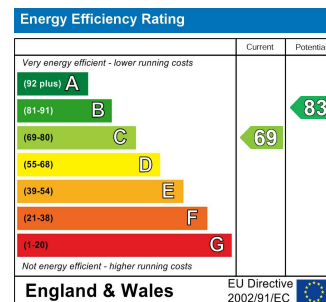
Total area: approx. 917.3 sq. feet

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

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the B5067 (Berwick Road). Proceed through Leaton and Walford Heath and on reaching the village, turn right at the island, into Baschurch. Continue straight over the mini-island, and take the 3rd turning on the right into Kings Drive. Turn left onto Haresfield Close, where the property 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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones