



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 Prescott Road, Baschurch, Shrewsbury, SY4 2DP**

**£269,000 Region**

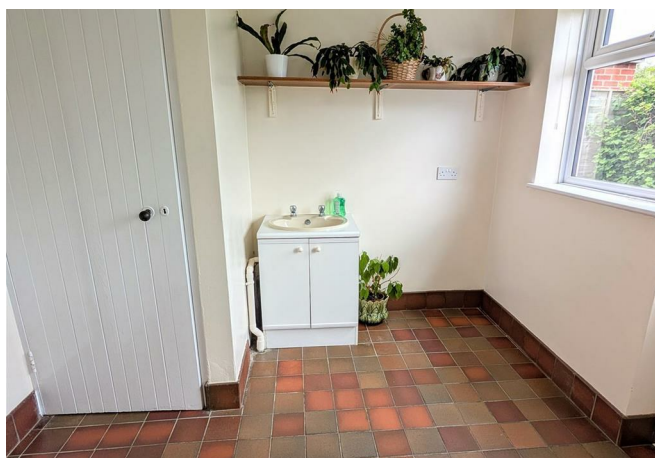
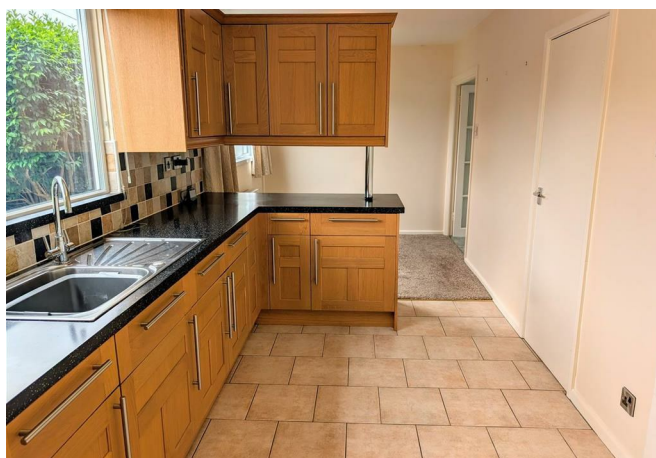
To view this property please call us on **01743 236 800** Ref: C7652/WM/KQ



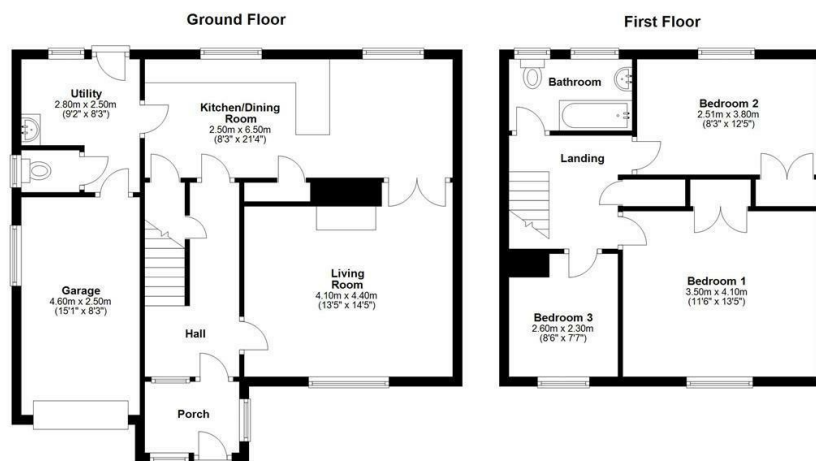
# A well proportioned three bedroom semi-detached family home.

A well appointed, three bedroom semi-detached house briefly comprising; entrance hall, living room, dining room/kitchen, utility, wc, three bedrooms and bathroom. Garage and parking. The property benefits from a coal fire and gas central heating and double glazing. No upward chain.

The property is situated in the centre of the village of Baschurch, which provides a wide range of good local amenities including the renowned Corbet School, a Spar Supermarket, a Church, a frequent bus service, Public Houses and the village is also well placed for easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### LIVING ROOM

13'5" x 14'5" (4.09m x 4.39m )

Feature fireplace

Double doors to:

### KITCHEN / DINING ROOM

8'3" x 21'4" (2.51m x 6.50m)

Kitchen fitted with a range of matching wall and base units

### UTILITY

9'2" x 8'3" (2.79m x 2.51m)

Base units with inset sink

Door to garden

### SEPARATE WC

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

11'6" x 13'5" (3.51m x 4.09m)

Built in wardrobe

### BEDROOM 2

8'3" x 12'5" (2.51m x 3.78m)

Built in wardrobe

### BEDROOM 3

8'6" x 7'7" (2.59m x 2.31m)

### BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

The property is approached over tarmacadam driveway providing parking and access to the garage, flanked by lawn with well stocked shrub beds and borders.

Enclosed rear garden laid mainly to lawn with paved patio area, planted borders, vegetable plot.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5067 to Baschurch. At the mini roundabout, take the third exit into Baschurch, then proceed straight over the next mini roadabout onto Prescott Road. Proceed for a short distance and the property will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	67	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## 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.

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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