



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

3 Stony Yard, Baschurch, Shrewsbury, SY4 2BH

**Asking Price £55,000
25% Shared Ownership**

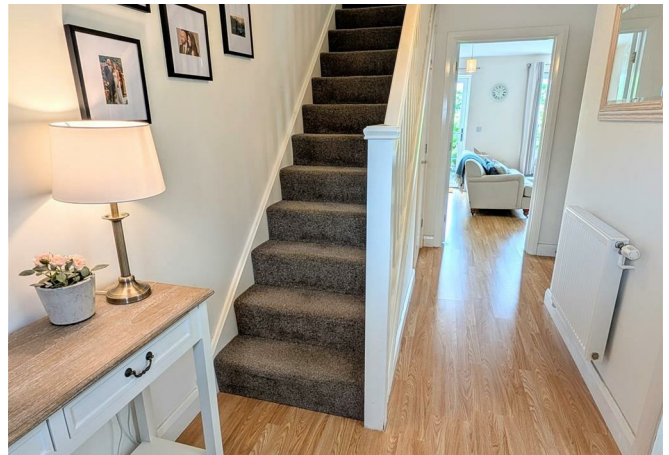
To view this property please call us on **01743 236 800** Ref: C7667/MM/lrd

A delightful and well maintained, two bedroom, semi-detached family home.

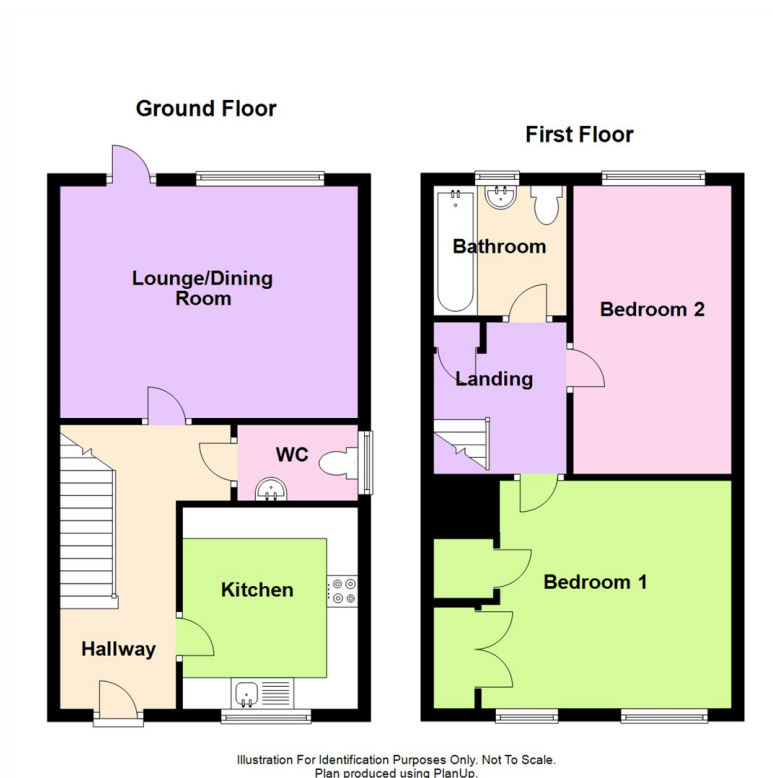
This well maintained, two bedroom semi-detached house, is being offered for sale as a low cost Shared Ownership option to eligible applicants, to buy a 25% share in the property and pay rent on the remaining share. Please enquire with the agent for details on the application process.

The property provides well planned accommodation throughout, briefly comprising: entrance hall, kitchen, lounge/dining room, WC, two bedrooms and bathroom. Driveway suitable for two cars and a neatly kept, enclosed rear garden. The property also benefits from gas central heating and double glazing.

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



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Under stairs storage

WC

Window to the side
Wash hand basin and low flush WC

KITCHEN

10'6" x 9'2" (3.21m x 2.79m)
Window to the front
A range of matching wall and base units
Built in gas hob with electric oven under and extractor over

LOUNGE/DINING ROOM

12'2" x 15'7" (3.70m x 4.74m)
Window to the rear
Provides spacious accommodation

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

11'11" x 15'7" (3.63m x 4.74m)
Two windows to the front,
Storage cupboards



BEDROOM 2

15'1" x 8'3" (4.59m x 2.52m)
Window to the rear

BATHROOM

Window to the rear
White panelled bath with shower over
Wash hand basin
Low flush WC
Storage cupboard

OUTSIDE THE PROPERTY

The property is approached over a driveway, suitable for two cars. There is gated access to the rear of the property.

To the rear, there is a patio area, perfect for entertaining, an area predominantly laid to lawn with floral and shrubbery borders and mature hedging, as well as a garden shed.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the B0567 Berwick Road. Proceed through Leaton and Walford Heath and on reaching the village, turn right at the island into Baschurch. Continue over the mini-island and continue to the end of the road. Turn left onto the B4397 and then an instant right onto Stony Yard, where the property will be found on the left at the end of the road.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

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

TENURE

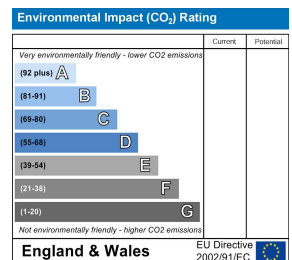
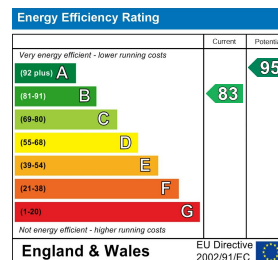
We are advised that this property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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 you 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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