



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

13 Perryfield Road, Baschurch, Shrewsbury, SY4 2DU

**Offers In The Region
Of £485,000**

To view this property please call us on **01743 236 800** Ref: C7729 /WM/KQ

A modern, immaculately presented, four bedroom detached family house.

This modern four bedroom detached home is immaculately presented and provides spacious family accommodation briefly comprising; entrance hall, living room, kitchen/dining room opening to garden room, utility and cloakroom, play room/study, master bedroom with en suite shower room, three further bedrooms and bathroom. Garage and parking. Well presented gardens enjoying fantastic views over adjoining fields. The property benefits from gas fired 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 local amenities, including a primary school, the renowned Corbett School, village shop, public house, doctors surgery and a Church.



INSIDE THE PROPERTY

ENTRANCE HALL

Wooden flooring
Understairs cupboard
Radiator

LIVING ROOM

15'9" x 10'8" (4.79m x 3.24m)
Inset log burner with wooden plinth over
Wooden flooring
Double glazed bay window to the front

KITCHEN / DINING ROOM

10'2" x 21'3" (3.10m x 6.47m)
Kitchen fitted with a range of matching wall and base units with inset double oven, hob and extractor hood over
Integrated dishwasher and fridge/freezer
Tiled flooring
Inset ceiling lights and lights in kickboard
Double glazed window to the rear

Door to Utility room.
Bi-fold doors opening to:

GARDEN ROOM

10'7" x 9'9" (3.23m x 2.97m)
Full length windows enjoying views over the garden and surrounding fields
Underfloor heating
French doors to rear garden

UTILITY

7'3" x 5'7" (2.22m x 1.70m)
Fitted base units with inset sink
Tiled flooring
Integrated washer/dryer
Inset ceiling lights and lights in kickboard
Double glazed window to side
Door to garden

SEPARATE WC

Wash hand basin, wc
Double glazed window to the side

PLAY ROOM / STUDY

17'2" x 9'6" (5.22m x 2.89m)
A versatile, multi-functional room which can be used as a playroom, office, additional reception room or fifth bedroom.
Double glazed window to the front
Door to garage.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING - airing cupboard

Access to boarded loft space

MASTER BEDROOM

11'9" x 14'4" (3.59m x 4.38m)
Built in wardrobe with mirrored sliding doors
Wooden flooring
Double glazed bay window to the front

EN SUITE SHOWER ROOM

Wash hand basin, wc
Large shower cubicle

BEDROOM 2

13'11" x 6'7" (4.23m x 2.00m)
Built in store cupboard
Carpet
Two double glazed windows to the front

BEDROOM 3

10'2" x 9'10" (3.10m x 2.99m)
Built in wardrobe with mirrored sliding doors
Wooden flooring
Double glazed large window to rear

BEDROOM 4

10'2" x 8'6" (3.10m x 2.58m)
Wooden flooring
Double glazed window to rear

BATHROOM

Panelled bath with shower over
Wash hand basin, wc
Towel radiator

OUTSIDE THE PROPERTY

INTEGRAL GARAGE

The property is approached over a brick paved driveway providing ample parking and access to the garage and reception area, flanked by front garden laid to lawn with well stocked flower and shrub beds.

Gated side access to the enclosed well maintained REAR GARDEN laid mainly to lawn with paved patio area and corner decked terrace providing an ideal seating area and enjoying fantastic open views over the neighbouring fields.



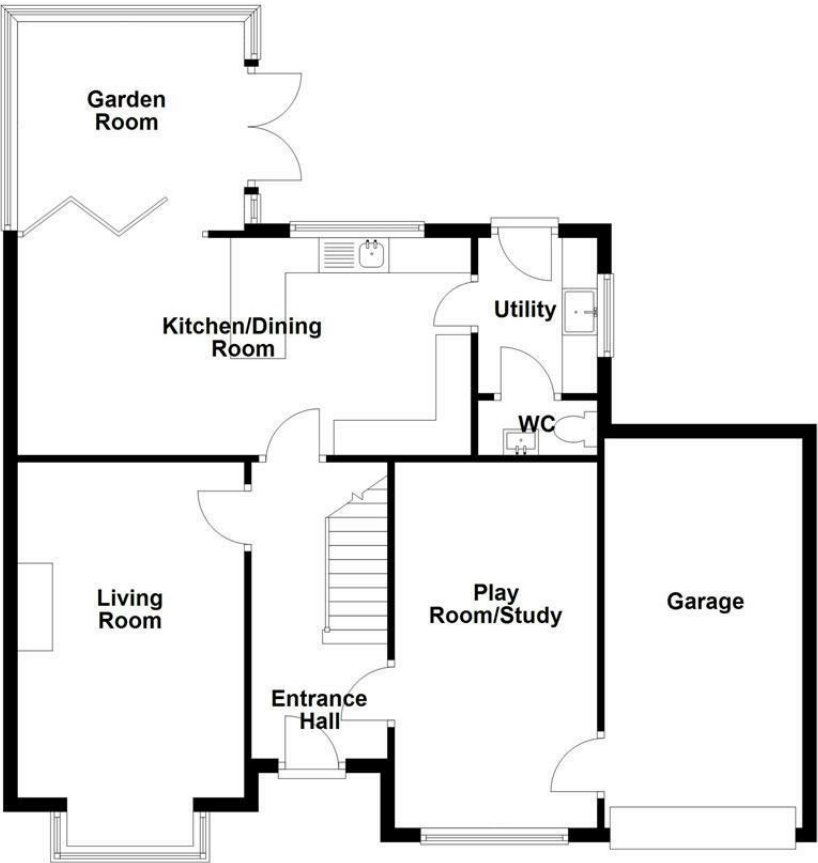




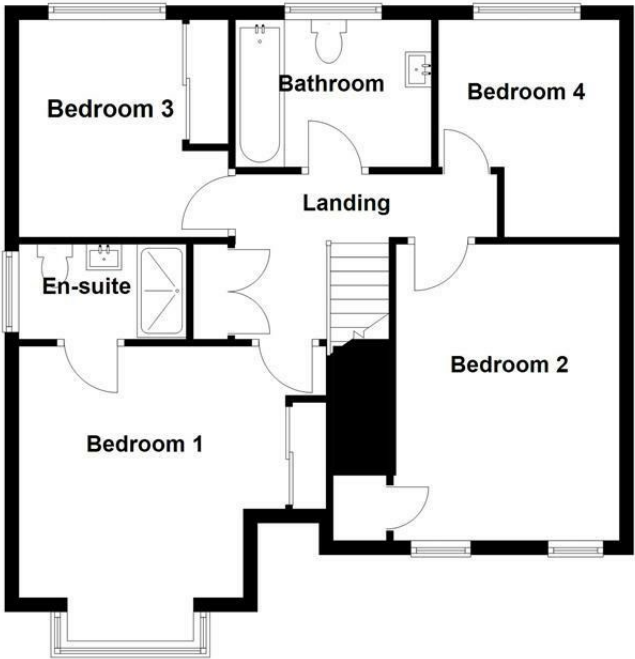


FLOOR PLANS ...

Ground Floor



First Floor

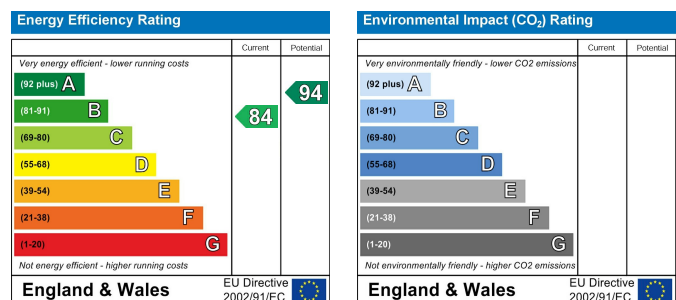


Total area: approx. 1713.9 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the B5067 (Berwick Road). Proceed through Leaton and Walford Heath. Continue to the Baschurch island, taking the second exit onto Perryfield Road, 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: E

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.

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