



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Langham House, Church Road, Baschurch,
Shrewsbury, SY4 2EG**

**Offers in the Region of
£475,000**

To view this property please call us on **01743 236 800** Ref: C7739/WM/KQ

A well maintained detached four bedroom family home.

This well maintained four bedroom detached family home provides spacious accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/dining room, utility room, master bedroom with en suite shower room, three further bedrooms and bathroom with bath and shower. Garage and ample parking. Neatly kept gardens. The property benefits from gas fired central heating.

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

Understairs store cupboard

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

26'3" x 11'8" (8.01m x 3.56m)

Large window to the front

French doors to garden

KITCHEN / DINING ROOM

26'3" x 10'2" (8.01m x 3.10m)

Newly fitted with a range of matching wall and base units with integrated appliances

Breakfast bar area

Door to:

UTILITY ROOM

8'0" x 10'1" (2.44m x 3.07m)

Newly fitted with matching units with inset sink

Door to garden

Door to garage.

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING with airing cupboard.

MASTER BEDROOM

13'2" x 9'10" (4.02m x 3.00m)

EN SUITE SHOWER ROOM

Newly fitted with a corner shower cubicle

Wash hand basin, wc

BEDROOM 2

9'5" x 11'5" (2.86m x 3.48m)

Built in wardrobes

BEDROOM 3

8'4" x 11'5" (2.54m x 3.48m)

BEDROOM 4

7'11" x 11'5" (2.41m x 3.48m)

Built in wardrobes

BATHROOM

Newly fitted with a free standing oval bath

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

The property is approached over a spacious driveway providing ample parking and access to the garage. Front garden laid to lawn with well stocked shrub beds and borders and mature hedging. EV charging point.

Wrought iron pedestrian gate leads to the REAR GARDEN which is mainly laid to lawn with large paved patio providing ideal entertaining space. Garden store sheds. The garden is enclosed on all sides and enjoys privacy.



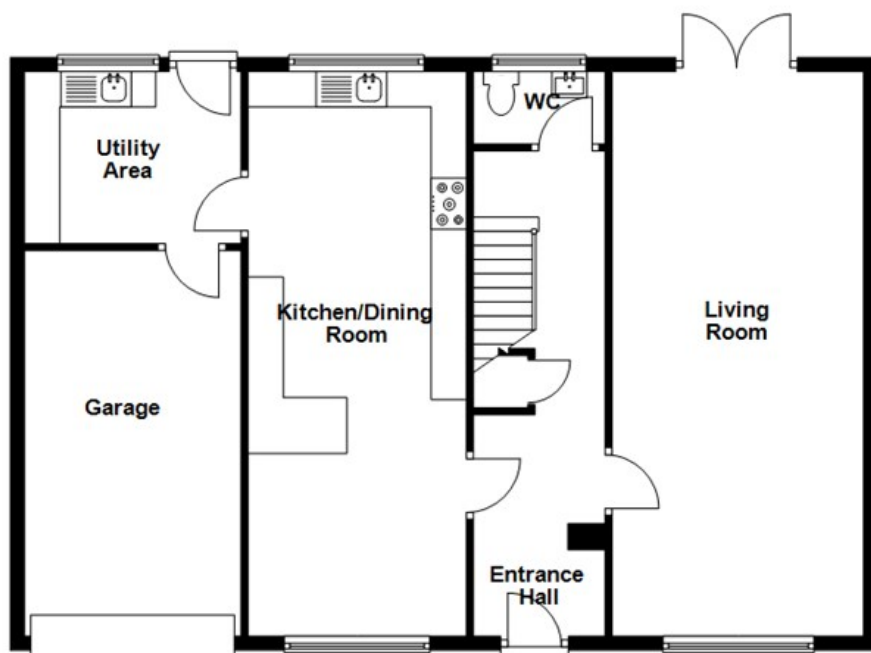




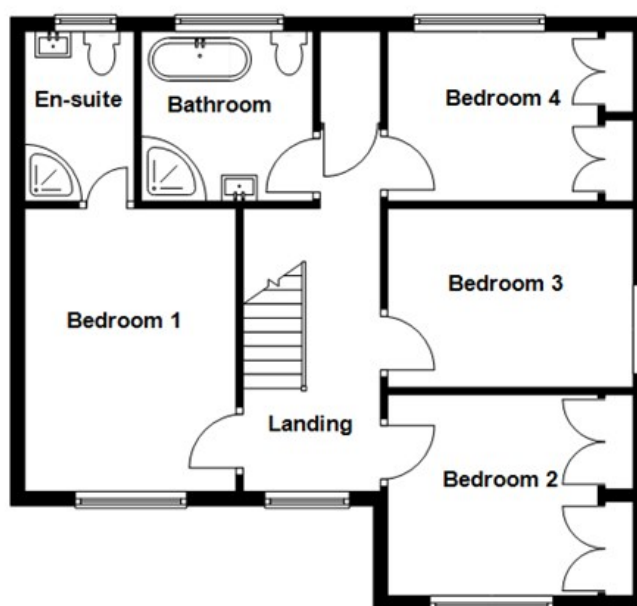


FLOOR PLANS ...

Ground Floor



First Floor



Total area: approx. 1687.0 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. Continue to the Baschurch island, taking the 3rd exit onto Shrewsbury Road. Continue to the junction turning left (Signposted to Ruyton XI Towns). Take the first left turning onto Church Road, where the property will be found after a short distance on the left hand side.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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: 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.

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.

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Lettings and Property Management

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