



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Mullinex Way, Baschurch, Shrewsbury, SY4 2FQ

£275,000 Region

To view this property please call us on **01743 236 800** Ref: C7459/SL/KQ

A particularly well appointed and well presented, modern, three bedroom semi-detached home.

This modern three bedroom semi-detached property has recently been constructed by renowned local builders, Shingler Homes, and provides well proportioned accommodation throughout with rooms of pleasing dimensions. The accommodation is neatly presented and benefits from gas fired central heating and double glazing.

The property occupies an enviable position on this exclusive residential development, in the ever popular village of Baschurch. The village boasts a range of excellent amenities including popular schools, excellent shops, public houses and recreational facilities and a pretty village Church. The property is also well placed within easy reach of the county town of Shrewsbury and market towns of Oswestry and Wem.



FLOOR PLANS



INSIDE THE PROPERTY

OPEN ENTRANCE PORCH

ENTRANCE HALL

Built in understairs store cupboard.

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

9'4" x 15'11" (2.84m x 4.84m)

A pleasant room with glazed French doors and side screens to the rear garden.

KITCHEN / DINING ROOM

14'4" x 9'7" (4.37m x 2.91m)

Neatly appointed and fitted with a range of matching modern units with granite working surfaces and upstands.

UTILITY ROOM

5'5" x 5'7" (1.65m x 1.69m)

Door to side.

From the entrance hall, a STAIRCASE rises to FIRST FLOOR LANDING with a large built in linen cupboard and access to roof space.

MASTER BEDROOM

11'3" x 9'4" (3.43m x 2.84m)

EN SUITE SHOWER ROOM

Large walk in shower cubicle

Wash hand basin, wc

BEDROOM 2

9'3" x 8'9" (2.82m x 2.67m)

BEDROOM 3

11'5" x 6'9" (3.48m x 2.07m)

BATHROOM

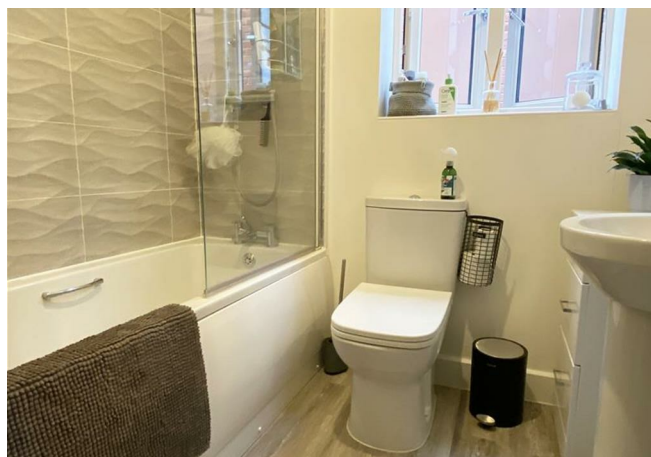
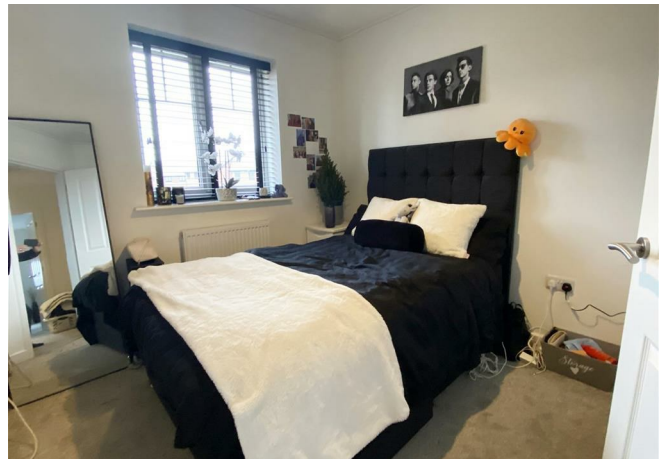
Panelled bath with shower and shower screen

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is set back and divided from the road by a tegula paved drive providing parking space for two cars and serving the reception area.

There is an enclosed REAR GARDEN laid to lawn with a paved patio. The whole neatly kept and enclosed on all sides by boarded wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5067 to Baschurch. Take the 3rd exit at the island and continue through Baschurch. Continue to the cross-roads, turning right onto the B4397 Station Road. Continue for some distance, turning right before the level crossing into Station Road. Follow the road round, taking the second turning on the right into Mullinex Way and 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

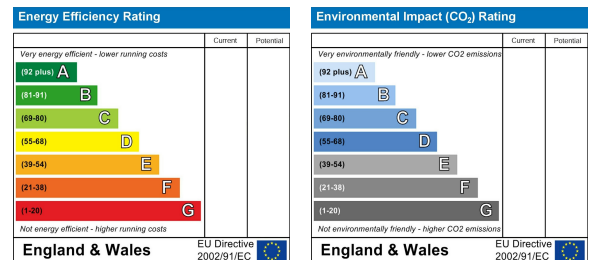
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band:

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?

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The UK's number one property website

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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