



18 Perryfield Road, Prescott, Baschurch, Shrewsbury,
SY4 2DU

Shrewsbury & Country House Sales

**MILLER
EVANS**



18 Perryfield Road, Prescott, Baschurch,
Shrewsbury, SY4 2DU

£550,000

Freehold

- Superior extended detached residence situated within an exclusive small development built by the highly regarded local builders Shingler Homes, on the desirable fringe of the village of Baschurch.
- Versatile and spacious accommodation offering flexible living, including a generous ground-floor reception room currently used as a principal bedroom, with built-in storage and adjoining luxury wet room.
- Stylish family living spaces featuring a spacious lounge with log-burning stove, re-fitted kitchen with dining/breakfast area, and a bright garden room with feature windows overlooking the gardens.
- Four first-floor bedrooms including an impressive master bedroom with en-suite shower room, plus a well-appointed family bathroom.
- Attractive external features including neatly maintained gardens, a spacious driveway and forecourt providing ample off-road parking.
- Converted double garage providing an excellent art studio, with large glazed doors creating a light-filled workspace and offering potential for reinstatement as a garage if required.
- Prime village location within Baschurch, approximately 8 miles north-west of Shrewsbury, combining a peaceful rural setting with convenient access to local amenities and surrounding countryside.



A thoughtfully extended, detached residence, occupying an enviable position within an exclusive small development situated on the fringe of the sought-after village of Baschurch, approximately 8 miles north-west of the historic county town of Shrewsbury. Baschurch offers a range of local amenities including village shop, excellent schools, church, public house and recreational facilities and enjoys a peaceful rural setting whilst providing excellent access to Shrewsbury and the surrounding countryside.

This impressive detached home, benefiting from gas-fired central heating, has been thoughtfully extended and significantly improved, providing spacious and versatile accommodation arranged over two floors, ideally suited to modern family living. The ground floor features a generous reception room, currently utilised as a main bedroom, offering excellent flexibility for guests, multi-generational living or people with mobility issues. The room is well presented with built-in storage and benefits from an adjoining luxury wet room. The spacious lounge provides a comfortable and inviting living area, centred around a fireplace recess housing a log-burning stove, creating an attractive focal point. The re-fitted kitchen is superbly appointed and incorporates a dining/breakfast area, offering a sociable space for both everyday living and entertaining. A delightful garden room with feature windows provides an additional reception area, enjoying views over the gardens and creating a light and airy space to relax. To the first floor, the property offers a superb principal bedroom with a stylish en-suite shower room, together with three further well-proportioned bedrooms and a well-appointed family bathroom.







ENTRANCE HALL
14'4" x 6'5"

CLOAKROOM

LOUNGE
16'2" x 10'4"

KITCHEN / BREAKFAST ROOM
3'5" x 20'0"
Opening to:

GARDEN ROOM
7'4" x 8'6"

RECEPTION ROOM / OCCASSIONAL BEDROOM
16'4" x 14'1"

EN SUITE WET ROOM
7'5" x 6'2"

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING



BEDROOM 1
12'0" x 12'2"

EN SUITE SHOWER ROOM
5'11" x 7'5"

BEDROOM 2
7'9" x 14'1"

BEDROOM 3
11'3" x 10'4"

BEDROOM 4
6'6" x 12'9"



FAMILY BATHROOM
9'2" x 9'1"

GARDENS AND GROUNDS

STUDIO (Former Double Garage)

This beautiful property is complemented externally by neatly maintained gardens, a spacious driveway and forecourt providing ample parking and serving the formal reception area.

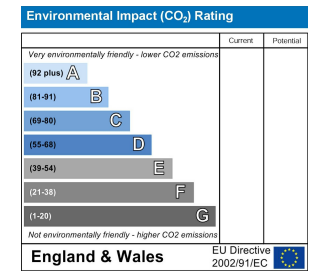
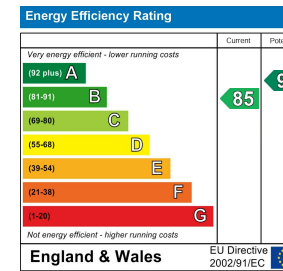
The detached double garage has been thoughtfully converted to create an impressive art studio, featuring a large glazed door opening up the front of the building, allowing excellent natural light and providing an inspiring creative space. This conversion could readily be reversed should a purchaser require the original double garage facilities.

HOW TO GET THERE

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 towards the end in the corner.



Total area: approx. 1783.5 sq. feet



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. Images may have been enhanced. This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

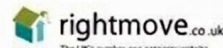
Council Tax Band : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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