

The Glyders Church Road, Baschurch, Shrewsbury,
Shropshire, SY4 2EG

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £400,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position within this sought after village location, this is a modern, spacious and well proportioned four double bedroom modern detached family home. Nestled in the gentle countryside of Shrewsbury, Baschurch is a thriving sought after village which boasts an array of excellent local amenities some of which include: Convenience store, takeaway outlets, farm shop, public houses, medical practice and local schooling. The nearby market town of Shrewsbury is within close proximity, as is the A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, lounge, dining room, attractive kitchen/breakfast room, useful store/laundry, first floor landing, master bedroom with ensuite shower, three further good size bedrooms, bathroom, front and rear enclosed gardens, brick paved driveway providing ample off street parking for a number of vehicles, large detached sectional garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over entrance door gives access to:

Reception hallway

Having vinyl wood effect floor covering, radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, radiator, extractor fan to ceiling.

Door from reception hallway gives access to:

Lounge

18'1 x 10'11

Having UPVC double glazed window to rear, UPVC double glazed French doors giving access to rear gardens, two radiators, wood effect floor covering.

From reception hallway door gives access to:

Dining room

17'8 x 8'4

Having UPVC double glazed window to front and rear of property, radiator.

Door from reception hallway gives access to:

Attractive kitchen/breakfast room

15'4 x 11'4

Having eye level and base unit with built-in cupboards and drawers, integrated double oven, five ring gas hob with cooker canopy over, integrated fridge freezer, dishwasher and washing machine, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, UPVC double glazed window to front, radiator, wall mounted gas fired central heating boiler, tiled splash surrounds.

Door from kitchen/breakfast room gives access to:

Useful store/laundry

5'4 x 4'1

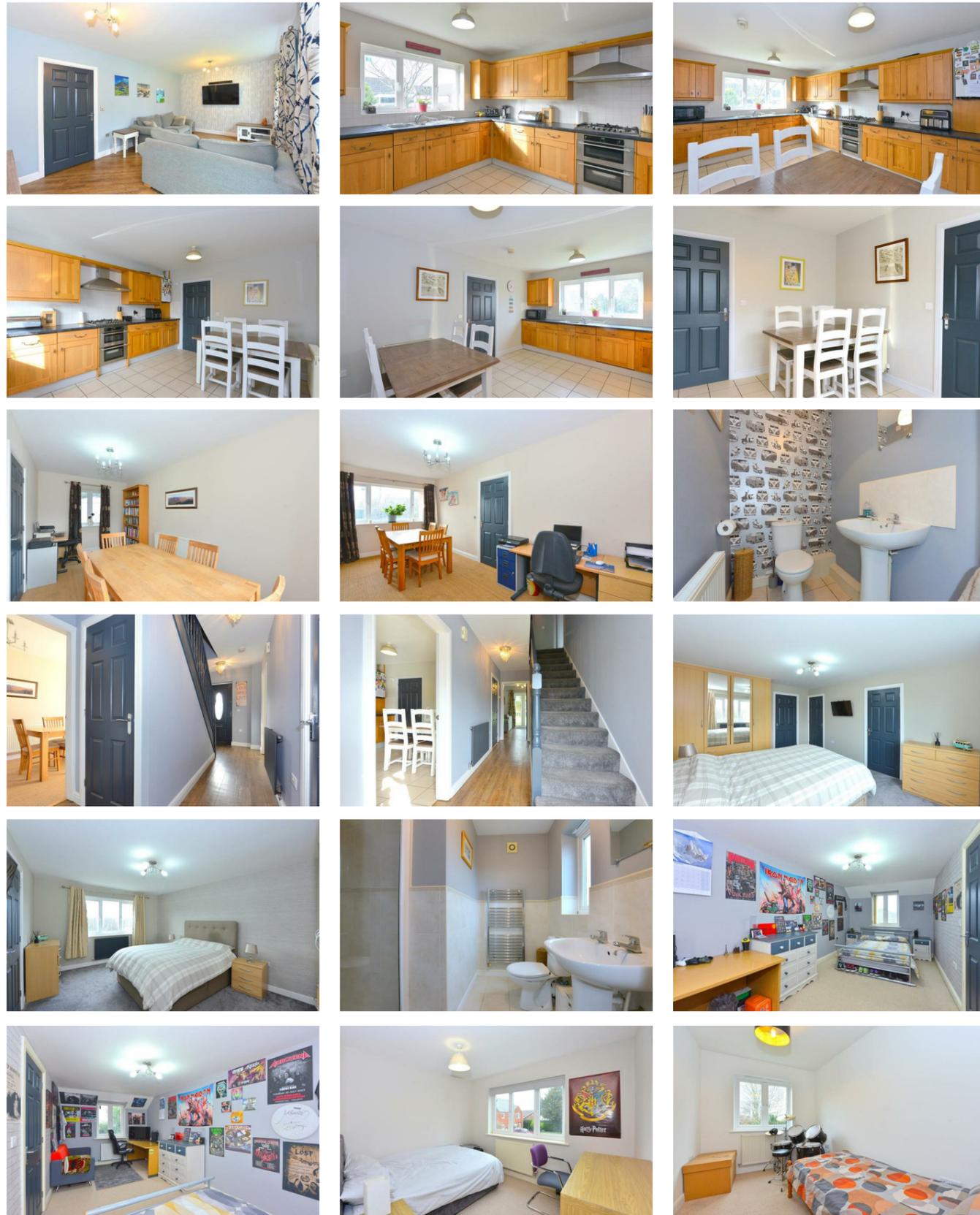
Having fitted worktops with space below for appliances.

From reception hallway stairs rise to:

First floor landing

Having loft access. Doors from first floor landing then give access to: Four good size bedrooms and family bathroom.





Bedroom one

15'5 max into wardrobe recess x 11'6

Having fitted part mirror fronted wardrobe with built-in chest of drawers, UPVC double glazed window to front, radiator, over stairs storage cupboard.

Door from bedroom one gives access to:

Ensuite shower room

Having large tiled shower cubicle, low flush WC, pedestal wash hand basin, half tiled to walls, heated chrome style towel rail, tiled floor, UPVC double glazed window to front, extractor fan to ceiling.

Bedroom two

17'8 x 8'3

Having UPVC double glazed window to front and rear of property, two radiators.

Bedroom three

10'4 x 8'0 excluding recess

Having UPVC double glazed window to rear, radiator.

Bedroom four

11'0 x 7'4

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a three piece suite comprising: Timber style panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, fully tiled to walls, shaver point, extractor fan to ceiling, heated chrome style towel rail, UPVC double glazed window to side, wood effect vinyl floor covering.

Outside

To the front of the property there is a lawn garden. To the side of this there is a generous paved driveway providing off street parking with brick paved pathway giving access to front door. Side access then leads to the property's:

Rear gardens

Comprising; large detached sectional garage, lawn gardens, paved patio, decked area, stone sections, Hot tub (Needs Repair) The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

