



**3 Newtown Gardens, Baschurch, Shrewsbury, SY4 2HF**

4 bedroom detached house — £500,000 Freehold

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Coopergreenpooks.co.uk

£500,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**Situated on a fantastic corner plot position, centrally located within the sought after village of Baschurch. This substantial and versatile home has recently been extensively modernised and improved to a high standard. Occupying a large plot, with attractive landscaped wrap around gardens. The front of the property provides extensive distant views.**

### KEY FEATURES

- Light and immaculately presented interior with well proportioned rooms, providing adaptable accommodation and offering 3 or 4 bedrooms and potential to further enlarge the property, if required.
- The current owner has carried out significant improvements to the property over the last two years including a new central heating system with thermostatically controlled radiators ( 5 year guarantee).New door and windows with 12 and 10 year guarantees, new fuse board, light fittings, outside lights, light switches. Re-fitted bathroom, en-suite, cloakroom and utility room. Extensive re-decoration with new stairs and bedroom carpets. Family room carpet and bathroom flooring. Internal doors replaced and roof overhauled. New window blinds throughout.
- Feature porch leading to hall with two storage cupboards. Doors to living room, cloakroom and dining area. Karndean flooring to living room, hall and cloakroom.
- Good sized living room with double aspect windows, remote controlled fitted living flame fire over a granite hearth.
- Open plan kitchen/dining room with double aspect windows. An extensive range of fitted units with quartz worktops. Astra cast sink, water softener, 4 ring induction hob with extractor hood, oven and grill.
- Inner hallway providing access to the garage, family room/bedroom 4 and the re-fitted utility room with tiled flooring and window.
- Family room which could be a 4th bedroom, part of which has a wood panelled vaulted ceiling with 2 velux windows. Back window and glazed double doors to the conservatory. Further part glazed door to the home office/study which has a side window.
- Large brick and uPVC framed conservatory with tiled flooring, double and single doors opening onto rear sun terraces and garden.
- Upstairs there are 3 large double bedrooms with re-fitted bathroom and shower room. All of the bedrooms have fitted wardrobes. The main bedroom has a sizable en-suite bathroom with separate shower cubicle.
- The property occupies a superb corner plot position with beautifully landscaped and mature wrap around gardens which are well stocked with a variety of shrubs. The partly walled rear garden has large block paved sun terraces. The side garden is graveled and enclosed with hedging and has the potential to accommodate a motor home or caravan etc.
- There is an extensive block paved driveway providing parking for at least 4 vehicles with access to the double garage with twin remote controlled doors.
- The property is conveniently located just a short walk from the excellent and varied village amenities, such as pub and restaurant, supermarket, medical centre and its outstanding secondary school, the Corbet. Shrewsbury is also only a 20-minute drive away.

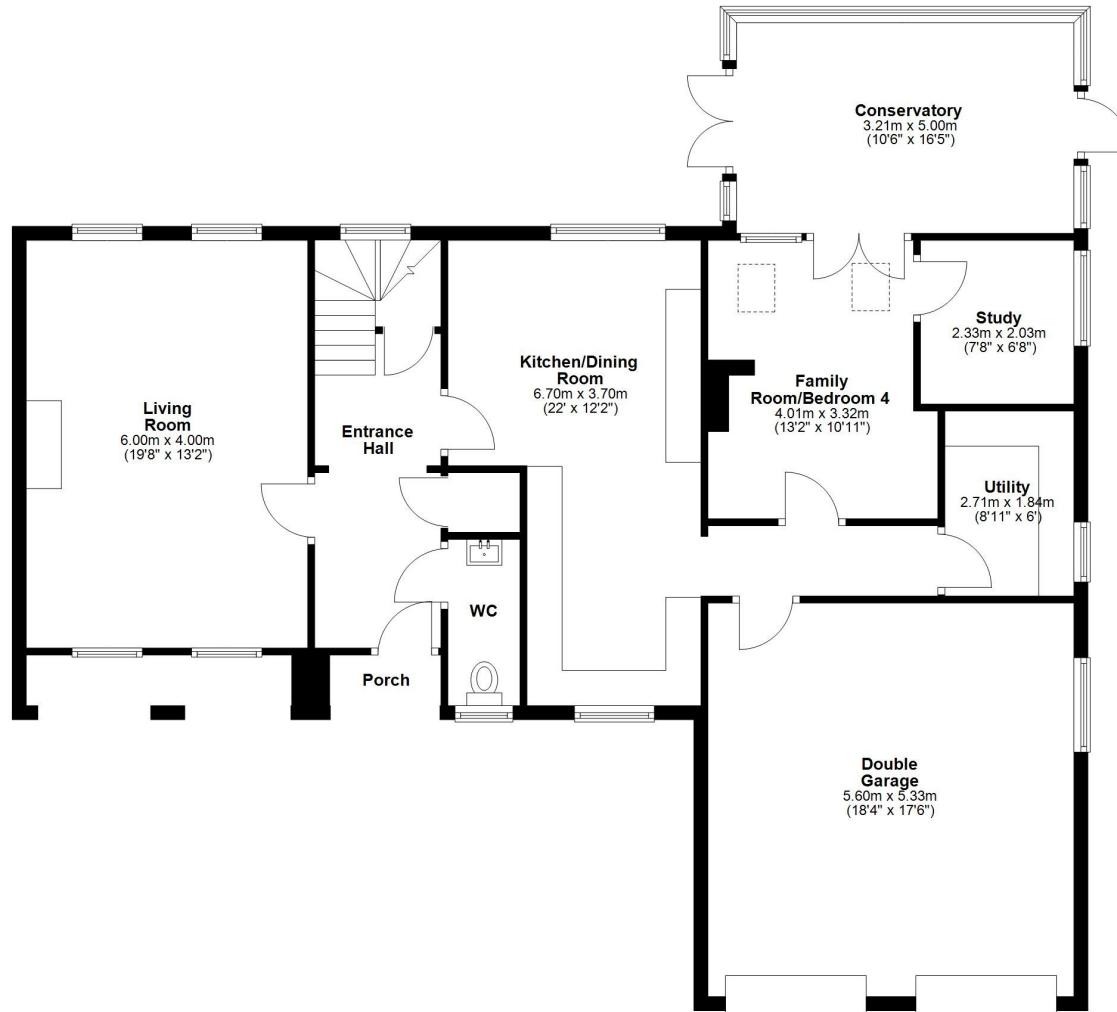
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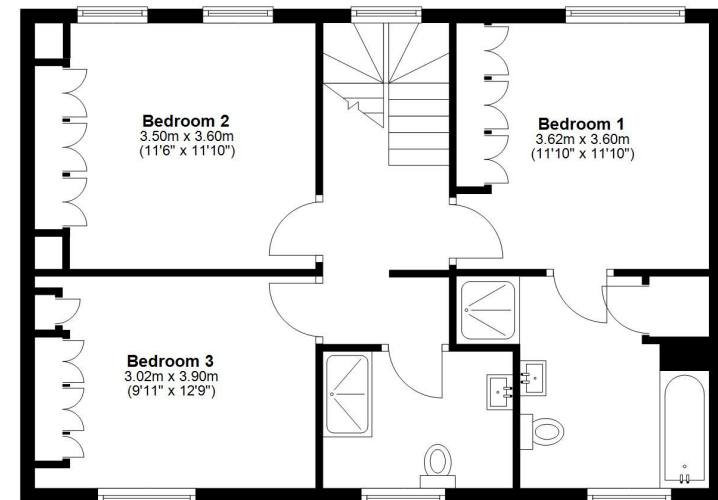
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**Ground Floor**  
Approx. 134.9 sq. metres (1452.2 sq. feet)



**First Floor**  
Approx. 63.5 sq. metres (683.4 sq. feet)



Total area: approx. 198.4 sq. metres (2135.5 sq. feet)













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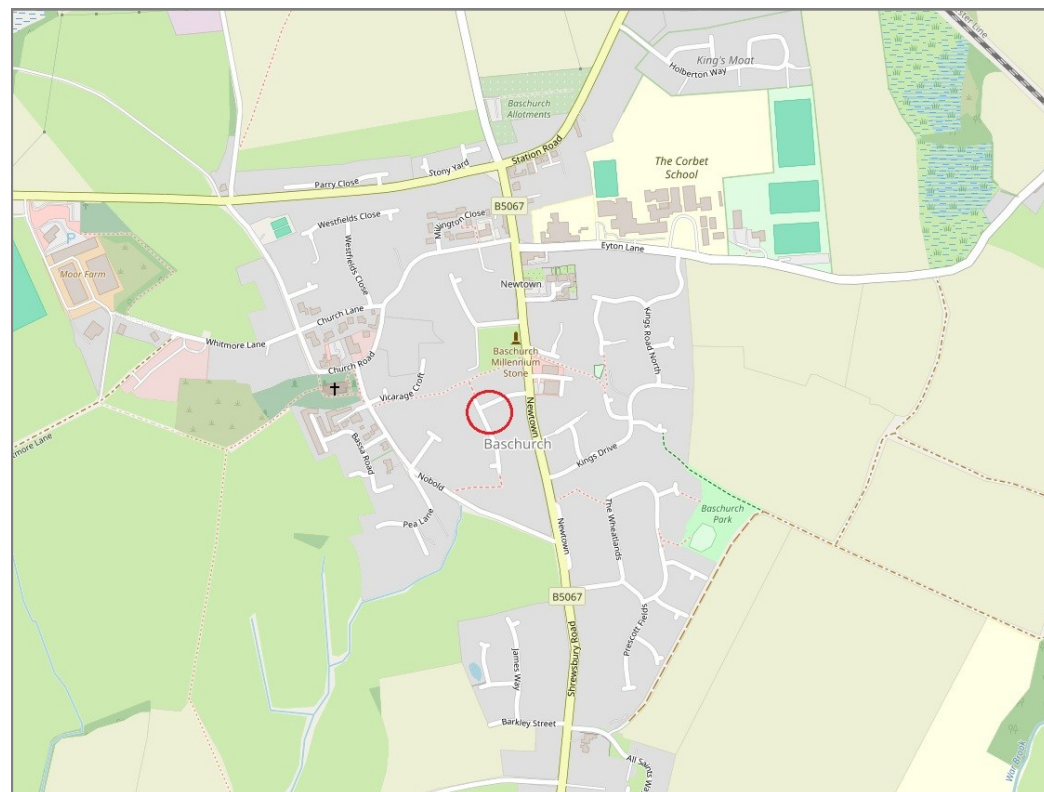
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

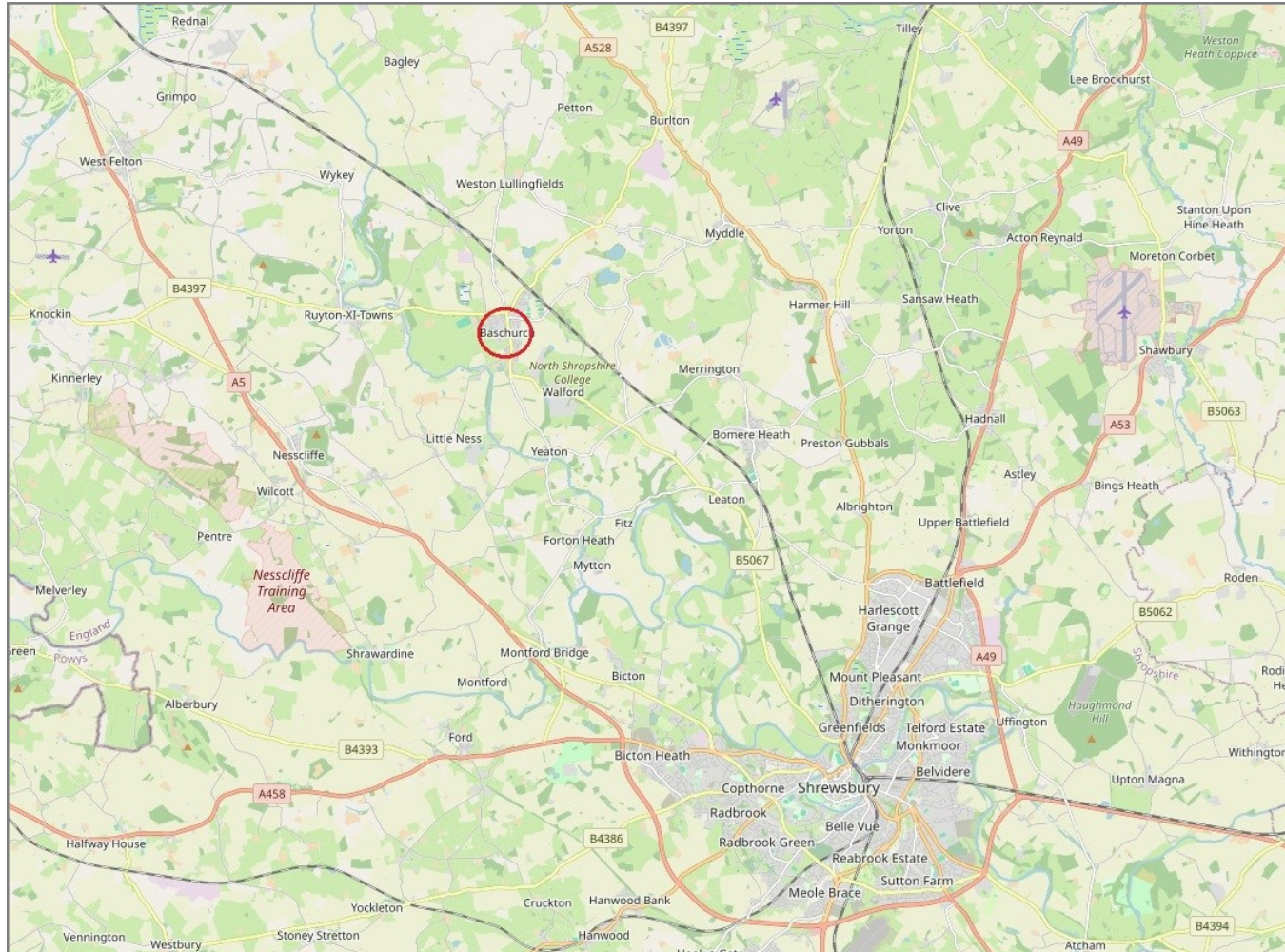
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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