SAMUEL WOOD

2 James Way, Baschurch, Shrewsbury, Shropshire, SY4 2FH

Offers Over £475,000

2 James Way

Baschurch, Shrewsbury, Shropshire, SY4 2FH

4 2 2 B

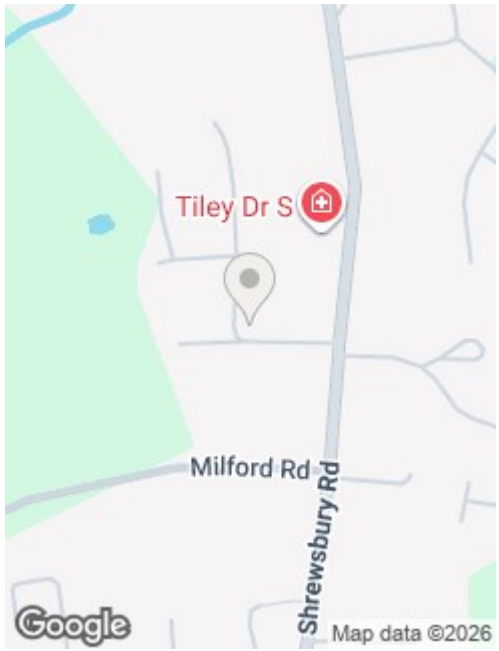
- Beautifully Presented Family Home
- Open Plan Kitchen Diner
- Family Bathroom & En-Suite
- Delightful Rural Views
- Gas Central Heating
- Extensive Corner Plot
- Spacious Reception Rooms
- Four Generously Sized Bedrooms
- Landscaped Gardens & Garage
- EPC Rating B

Samuel Wood is delighted to offer for sale this beautifully presented family home on James Way in the popular north Shropshire village of Baschurch. Originally a show home this well designed accommodation provides high specification spacious contemporary living. Benefitting from a spacious driveway and delightfully landscaped gardens with peaceful rural views. Situated close to excellent local amenities including a doctors surgery, schools, pubs, shop and practical road links. Viewing is highly recommended by the selling agent.

2 James Way in Baschurch, Shropshire, is an impressive four-bedroom detached home that was originally the development's show home. Crafted with a high-specification finish, this modern property combines elegance and practicality. The entrance opens into a welcoming hallway that leads to a variety of thoughtfully designed spaces, including a spacious study perfect for remote work or quiet reading, a bright and airy living room, a convenient ground floor WC and a well-equipped utility room. The highlight of the ground floor is the feature open-plan kitchen diner, which is ideal for both family gatherings and entertaining guests, with double doors that seamlessly connect to the rear patio.

The first floor of the property continues to impress, boasting four generous double bedrooms. The master bedroom benefits from a stylish en suite, offering comfort and a touch of luxury, while the remaining bedrooms share a contemporary family bathroom, designed to cater to the needs of a busy household. Each bedroom has been carefully crafted to provide plenty of natural light and space, making the upper floor a welcoming and relaxing environment for all members of the family.

Externally, 2 James Way features beautifully landscaped gardens that enhance the home's curb appeal and create a serene outdoor space. The rear patio, accessible from the kitchen diner, is perfect for outdoor dining and summer barbecues, while the garden area provides a tranquil space to enjoy rural views. The property also boasts a large four-car driveway, detached garage offering ample parking and convenience. Situated in a picturesque village setting, this property combines the benefits of modern living with delightful countryside surroundings.



Directions

What3words: ///honestly.heats.argued

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Up to 1800 Ultrafast Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Mali
LET IT GO

Floor Plans

Ground Floor

Floor area 73.7 m² (793 sq.ft.)

First Floor

Floor area 72.8 m² (783 sq.ft.)

TOTAL: 146.4 m² (1,576 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk
www.samuelwood.co.uk