HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

Fife House Church Road, Baschurch, Shrewsbury, Shropshire, SY4 2EF

www.hbshrop.co.uk

Offers In The Region Of £575,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Fife House Church Road, Baschurch, Shrewsbury, Shropshire, SY4 2EF

Constructed by renowned local builders Shropshire Homes, this is an attractive, spacious and significantly improved four bedroom detached family home, offering beautifully presented living accommodation which has been thoughtfully enhanced to a high standard throughout. Boasting bright and airy living accommodation complimented by quality fittings and tasteful decor throughout, this property is an appealing purchase to many buyers. Situated in the highly sought after village of Baschurch the property enjoys a perfect balance of village charm and everyday convenience. The village offers an excellent range of amenities including: highly regarded schooling, convenience store, medical practice, village hall, public houses, takeaway outlets and regular bus services. Commuters will be pleased to know that excellent road links providing easy access to the medieval town Centre of Shrewsbury, market town of Oswestry and the A5. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, study, attractive lounge with feature inglenook and wood burning stove, separate dining room, UPVC double glazed conservatory with an air conditioning unit, contemporary refitted kitchen. refitted utility room, gallery first floor landing, master bedroom with refitted ensuite shower room, three further good size bedrooms, stylish refitted family bathroom, front and wrap around rear enclosed gardens with a pleasing outlook to rear, brick paved driveway, detached brick built double garage, UPVC double glazing, gas fired central heating. Viewing is recommended

The accommodation in greater detail comprises:

Brick storm porch with composite double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
Having an attractively tiled floor, radiator, coving to ceiling, understairs storage cupboard, wall mounted digital heating control panel.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wash hand basin with mixer tap over and storage cupboard below, attractively tiled floor, radiator, extractor fan to ceiling

Door from reception hallway gives access to:

Study
10'1 x 8'9
Having UPVC double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Door from reception hallway gives access to:

Lounge
17'9 x 12'9
Having feature inglenook with wood burning stove set to a brick chimney breast with timber insets above and two UPVC double glazed windows to side, UPVC double glazed window to front, two radiators, coving to ceiling.

Contemporary double doors from lounge gives access to:

Dining room
12'11 x 10'5
Having wood effect flooring, radiator, coving to ceiling.

Double glazed sliding door from dining room gives access to:

UPVC double glazed conservatory
12'5 x 12'4
Having brick base, range of UPVC double glazed windows with a pleasing aspect over the property's rear gardens, polycarbonated roof, remote control air conditioning unit, wall mounted electric heater, UPVC double glazed French doors giving access to rear gardens.

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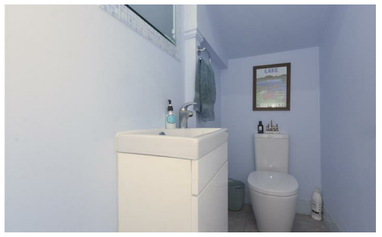

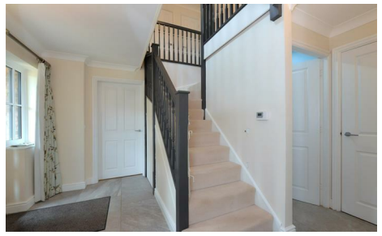

Door from dining room and from reception hallway gives access to:

Contemporary refitted kitchen
15'1" x 10'5"
Which comprises a range of modern eye level and base units with built-in cupboards and drawers, integrated Neff double oven, Neff five ring gas hob with stainless steel cooker canopy over, integrated Neff dishwasher, space for American style fridge freezer, UPVC double glazed window to rear, recess spotlights to ceiling, Corian fitted worktops with inset twin sink with mixer tap over.

Door from kitchen gives access to:

Refitted utility room
10'3 x 4'11
Having modern base units, space for appliances, Corian fitted worktop with inset sink and mixer tap over, UPVC double glazed door giving access to rear gardens, attractively tiled floor, radiator, wall mounted gas fired central heating boiler.

From reception hallway stairs rise to:

Gallery first floor landing
Having coving to ceiling, loft access, radiator, linen store cupboard plus additional cupboard to side housing cylinder unit.

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

Bedroom one
16'1 max into bay reducing down to 13'1 min x 10'8
Having UPVC double glazed window with a pleasing aspect to rear, two built-in double wardrobes, radiator, coving to ceiling.

Door from bedroom one gives access to:

Refitted ensuite shower room
Having a large corner shower cubicle with wall mounted mixer shower, wall hung wash hand basin, WC with hidden cistern, heated towel rail, recessed spotlights and extractor fan to ceiling, tiled floor, UPVC double glazed windows.

Bedroom two
11'7 x 10'5
Having UPVC double glazed window to front, radiator, two built-in double wardrobes, coving to ceiling.

Bedroom three
12'8 x 8'11
Having UPVC double glazed window with a pleasing aspect to rear, radiator, coving to ceiling.

Bedroom four
8'11 x 8'0
Having a range of fitted office furniture with large desk/work surface area, UPVC double glazed window to front, radiator, coving to ceiling.

Refitted family bathroom
Having a bespoke suite comprising: Large bath with pull attachment to side, tiled corner shower cubicle with wall mounted mixer shower, wall hung wash hand basin, low flush WC with hidden cistern, part tiled to walls, UPVC double glazed window to rear, recessed spotlights to ceiling, heated towel rail.

Outside
The property occupies a select position and to the front there is a lawn gardens with mature hedging/shrubs/trees and a brick paved pathway to front door. To the side of the property there is a brick paved driveway which provided ample off street parking and gives access to:

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Detached brick built double garage
16'9 x 16'2
Having two up and over doors (one being electrically operated), fitted power and light, part glazed service door to side. In between the house and garage gated access the leads to a:

Good size wrap around gardens
Which comprise: Brick paved patio with matching pathway, two outside taps, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and offer a pleasing aspect.

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 E

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).

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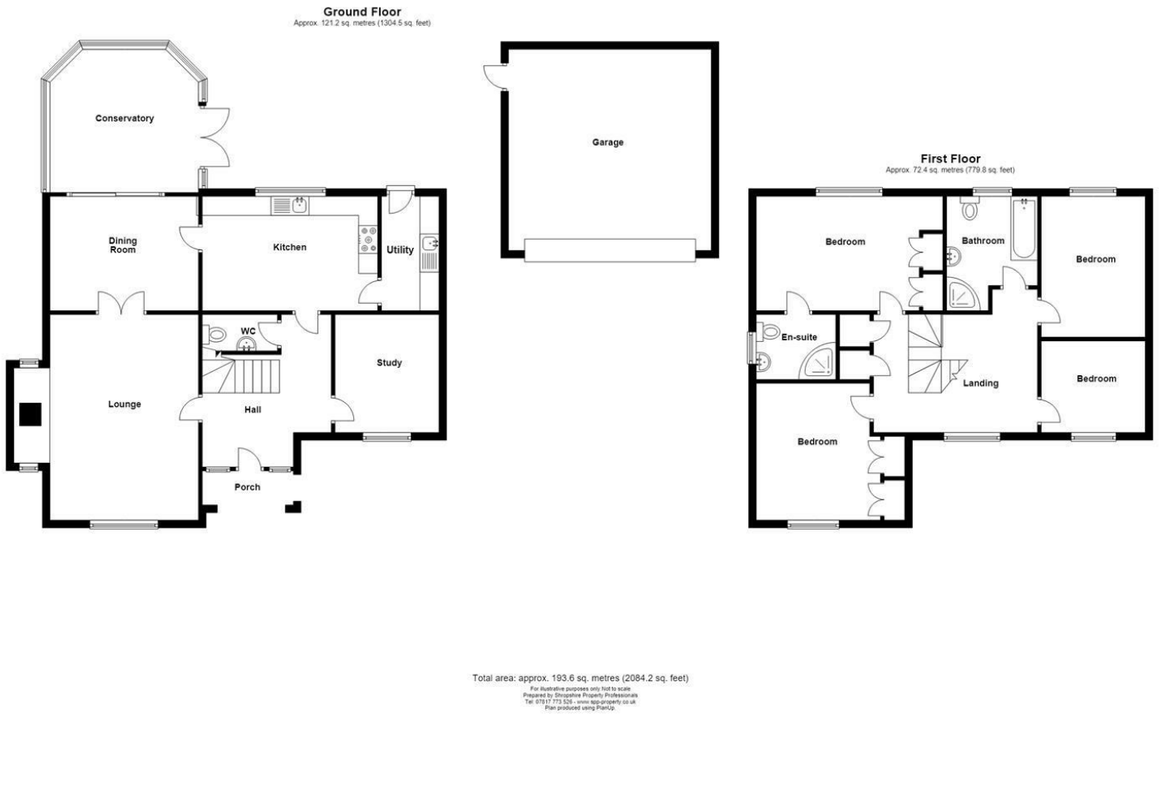
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