



## 19 Dakin Drive, Baschurch, Shrewsbury, Shropshire, SY4 2FW

### Offers in the Region Of £365,000

The Highgrove is a delightful two bedroom detached bungalow with single garage. This property comprises of a kitchen overlooking the front aspect and living/dining room to the rear with French doors opening on to the patio. Two double bedrooms and a bathroom complete this fabulous home. Located in the thriving village of Baschurch approximately 8 miles north of Shrewsbury and 11 miles south of Oswestry. Excellent local amenities and good road links.



## **19 Dakin Drive, Baschurch, Shrewsbury, Shropshire, SY4 2FW**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Boreatton Fields is a development of 48 homes within the village of Baschurch. The village boasts 2 pubs/restaurants, a convenience store with full post office facilities, tennis club, primary and secondary school and there are private schools within easy reach. A local doctor's surgery, pharmacy and optician are also within close proximity. Baschurch is located within easy access of excellent road links to the A5 and M54 and the market towns of Shrewsbury and Oswestry.

### **Entrance Hall**

Composite glazed entrance door, grey wood style affect LVT flooring, underfloor heating, cupboard housing hot water cylinder

### **Kitchen** 13' 1" x 11' 3" (3.98m x 3.44m)

Tiled floor, range of wall and base grey kitchen units, laminate worktop, integrated fridge and freezer, oven, induction hob, extractor fan, glass splashback, integrated washing machine, bowl and a half stainless steel sink unit, DG window, under floor heating

### **Storage Cupboard**

large cloakroom with enough space for disability access, consumer unit.

### **Living/Dining Room** 13' 10" x 13' 1" (4.22m x 3.98m)

Grey wood style affect LVT flooring, underfloor heating, DG patio doors opening onto rear garden

### **Bedroom 1** 12' 10" x 12' 8" (3.91m x 3.85m)

Grey wood style affect LVT flooring, underfloor heating, built in wardrobe, DG window

### **Bedroom 2** 14' 6" x 12' 8" (4.41m x 3.85m)

Grey wood style affect LVT flooring, underfloor heating, built in wardrobe, DG window

### **Bathroom** 8' 2" x 7' 1" (2.48m x 2.16m)

Tiled floor, large shower tray with sliding doors, WC, hand basin with tile splashback, DG window, towel radiator, extractor fan, underfloor heating

### **Garage**

EV Charging point

### **Site Maintenance Charge £250 per annum**

### **Rear garden**

Slabbed patio area, lawn area, border by brick wall and fencing, pathway to gate which provides access to garage and double driveway

### **Further Information**

Solar panels fitted, air source pump heating, 10 year NHBC.

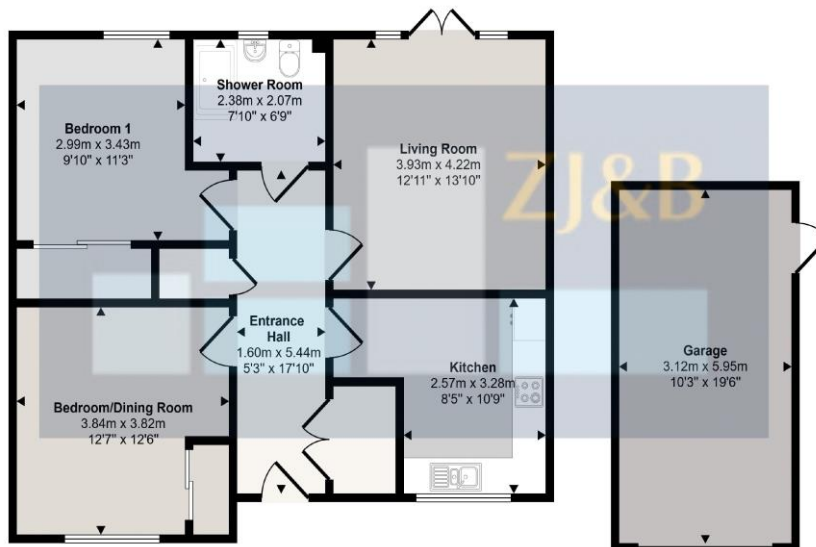
### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



Approx Gross Internal Area  
95 sq m / 1021 sq ft



Floorplan  
Approx 76 sq m / 821 sq ft

Garage  
Approx 19 sq m / 200 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 23 MAR 2026 at 11:13:28. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an "Official Copy" of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

### Energy performance certificate (EPC)

19 Dakin Drive SV4 2FW SV4 2FW	Energy rating <b>B</b>	Valid until: 28 April 2034
		Certificate number: 2315-3007-7304-7624-7200

Property type	Detached bungalow
Total floor area	78 square metres

#### Rules on letting this property

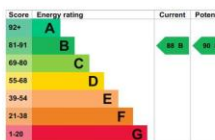
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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