





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

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

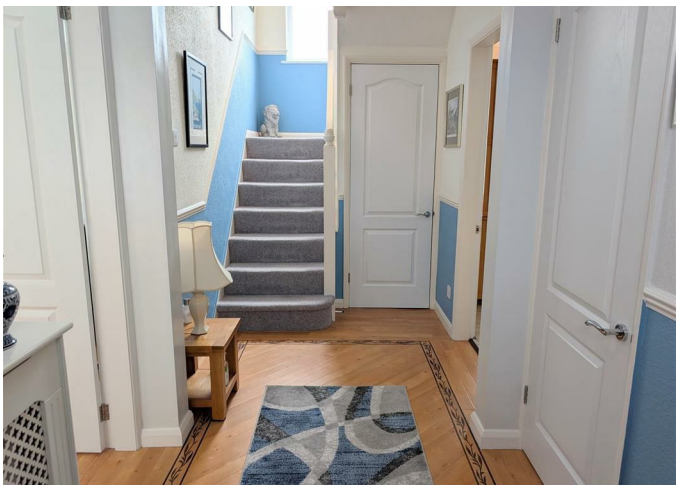
Offers in the Region of £495,000

To view this property please call us on **01743 236 800** Ref: C7766/WM/KQ

A well appointed and much improved, detached four bedroom family home.

This immaculately presented, much improved four bedroom detached family home provides spacious and versatile accommodation briefly comprising; entrance porch, entrance hall, cloakroom, living room, kitchen/dining room, inner hall leading to utility room, family room/bedroom four, study and conservatory. Master bedroom with en suite bathroom with separate shower, two further bedrooms and shower room to the second floor. Double garage and parking. Enclosed well stocked landscaped gardens. The property benefits from gas fired central heating. A full list of the extensive renovations works carried out to this property can be obtained from Miller Evans.

The property is located in the desirable village of Baschurch, approximately 8 miles north west of Shrewsbury, close to excellent local amenities, including a primary school, the renowned Corbett School, village shop, public house, doctors surgery and a Church.





INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL
Understairs store cupboard
Further cloaks cupboard

CLOAKROOM
Recently re-fitted with wash hand basin, wc

LIVING ROOM
19'8" x 13'2" (5.99m x 4.01m)
Feature fireplace with granite hearth
Windows to front and rear

KITCHEN / DINING ROOM
22'0" x 12'2" (6.71m x 3.71m)
Range of matching wall and base units with under-unit lighting
Built in oven and Induction hob, water softener
Windows to front and rear

INNER HALL
Door to garage

UTILITY
8'11" x 6'0" (2.72m x 1.83m)
Recently refitted with a range of matching wall and base units

FAMILY ROOM / BEDROOM 4
13'2" x 10'11" (4.01m x 3.33m)
Providing versatile accommodation with two Velux windows, access to study and conservatory

STUDY
7'8" x 6'8" (2.34m x 2.03m)
Velux window and window to the side

CONSERVATORY
10'6" x 16'5" (3.20m x 5.00m)
Double doors to garden
Single door to side
Windows with newly fitted blinds

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

MASTER BEDOOM
11'10" x 11'10" (3.61m x 3.61m)
Built in wardrobes

EN SUITE BATHROOM
Recently refitted with panelled bath
Shower cubicle
Wash hand basin, wc

BEDROOM 2
11'6" x 11'10" (3.51m x 3.61m)
Built in wardrobes

BEDROOM 3
9'11" x 12'9" (3.02m x 3.89m)
Built in wardrobes

SHOWER ROOM
Recently refitted with
Shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

The property is approached over brick paved driveway providing parking and access to the garage, flanked by beautifully landscaped front garden laid to lawn, intersected by flower and shrub beds and borders.

Landscaped REAR GARDEN laid to lawn with large paved patio areas providing ideal seating/entertaining space, gravelled beds and borders and a wide selection of specimen trees and shrubs. Outside lighting.



































FLOOR PLANS ...

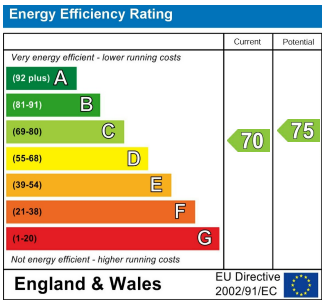


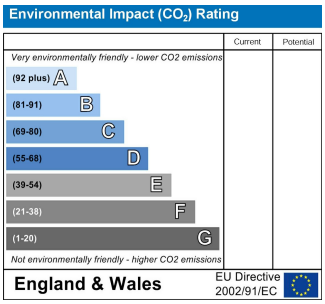
Total area: approx. 198.4 sq. metres (2135.5 sq. feet)

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the B5067 (Berwick Road). Proceed through Leaton and Walford Heath. Continue to the Baschurch island, taking the 3rd exit onto Shrewsbury Road, into Baschurch. Continue for some distance and turn left onto Newtown Gardens (opposite the Spar shop). The property will be found on the left hand corner.

HOW ENERGY EFFICIENT IS THIS PROPERTY?





SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted,but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

DO YOU HAVE A PROPERTY TO SELL?

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