



Fishpool Cottage, Stanwardine, Baschurch, Shrewsbury, Shropshire, SY4 2EU

£635,000

This high-quality 4-bedroom detached house enjoys a rural setting convenient to Baschurch and all its amenities. The generous accommodation includes: Entrance Hall, Spacious Kitchen/Dining Room with Mark Wilkinson units and granite worktops, excellent Living Room with cast iron wood burner, Sitting Room, Study, Utility, WC. Upstairs, the Main Bedroom has an En-suite Bathroom; there are 3 further double Bedrooms, a Family Bathroom, and an attractive Snug. The property is situated in large well maintained gardens with ample parking. OCH, DG (newly fitted in 2021).



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

Accommodation comprises

Entrance Hall

Feature exposed brick wall, tiled flooring, main staircase leads to First Floor Landing.

Kitchen/Dining Room

A lovely, large room with a generous dining area. The Kitchen is finished with a quality range of Mark Wilkinson units with solid granite worktops and matching island unit with inset prep bowl and under counter oven, butler style pantry, vegetable baskets and hidden spice racks, Aga oil fired cooking range, ceramic tile flooring, double glazed windows enjoying 3 aspects.

Sitting Room

Feature cast iron fireplace, double glazed side window overlooking open countryside.

Living Room

Oak flooring, exposed brick fireplace with multi-fuel stove inset, under stairs cupboard, window and French doors lead to the garden.

Study

Window to the side.

Utility Room

Tiled flooring, useful cupboards, feature door to the side.

Cloakroom/WC

Fitted with wash basin and WC, tiled flooring, side window.

First Floor Landing

Bedroom 1

A lovely, light and airy space with 3 double glazed windows, built in double wardrobes and further freestanding wardrobes.

En-suite Bathroom

Half tiled walls and flooring, fitted with bath, wash basin with vanity cupboard beneath and WC.

Bedroom 2

Double glazed window to the side enjoying fine views over open countryside.

Bedroom 3

Double glazed window to the side enjoying fine views over open countryside.

Bedroom 4

Double glazed window to the side enjoying fine views over open countryside.

Snug

A really nice area for reading and relaxation, built in storage cupboard and double glazed window overlooking the countryside.

Main Bathroom

Fitted with 4 piece suite including contemporary oval bath, tiled corner shower cubicle, circular wash basin set to stand, WC, window to the side.

Outside - Front

The property is approached through a farm-style gate onto a driveway providing parking for a number of vehicles. The front garden is laid to lawn with well stocked beds and borders. The lawn sweeps to the side and rear of the property where there is an extensive paved patio with pergola and large workshop/store. The garden is enclosed by hedging and provide excellent privacy.

Services

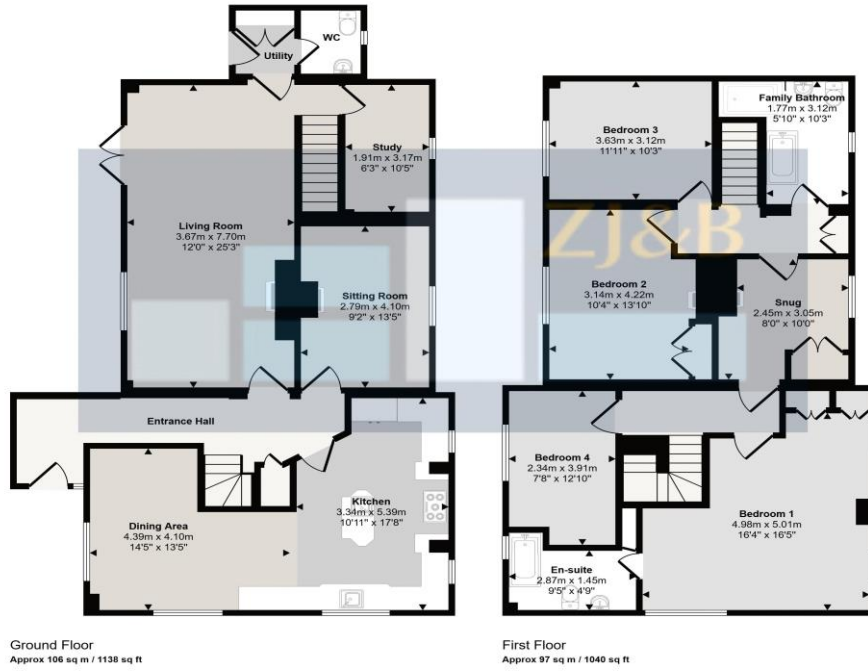
We understand that mains electricity water, and drainage are connected to the property. There is oil fired central heating.

Council Tax Band E

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
202 sq m / 2178 sq ft

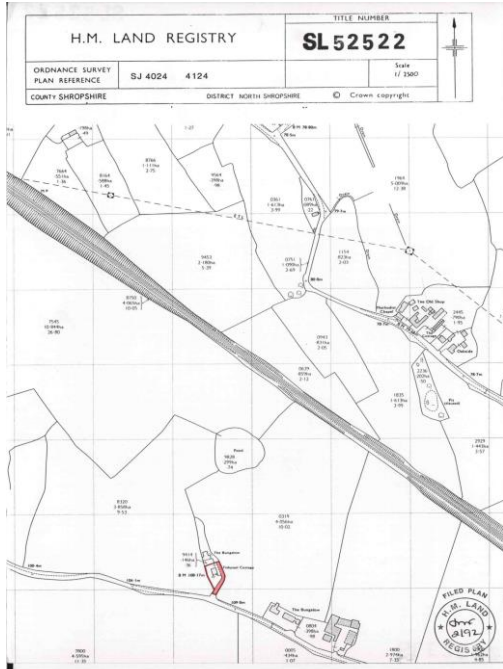


Ground Floor
Approx 106 sq m / 1138 sq ft

First Floor
Approx 97 sq m / 1040 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



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

46 Starwardine Baschurch SHREWSBURY SY4 2EU	Energy rating	Valid until:	5 March 2034
	D	Certificate number:	0790-3035-7207-4204-5204

Property type Detached house

Total floor area 203 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-standards-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance>).

Energy rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0790-3035-7207-4204-5204>



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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