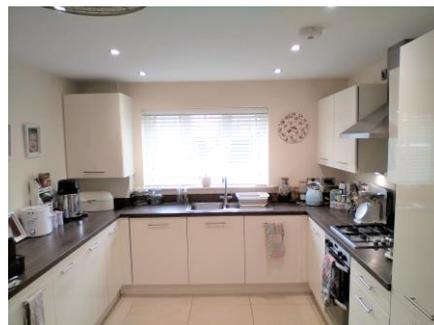




## **2 Curlew Meadows, Baschurch, Shrewsbury, Shropshire, SY4 2FA**

**£289,995**

A modern, stylish 3 bedroom semi detached house, located on the fringe of the popular village of Baschurch, offering an excellent range of amenities including schools and eateries. The accommodation includes: Entrance Hall, Cloakroom/WC, Living Room, Attractive Kitchen/Dining Room, Main Bedroom With En-suite Shower Room, 2 Further Good Sized Bedrooms, and Family Bathroom. Outside the property enjoys an exceptionally large south facing garden with a large useful timber garden room, generous Driveway and Garage. Early Viewing Is Highly Recommended.



## 2 Curlew Meadows, Baschurch, Shrewsbury, Shropshire, SY4 2FA

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

Canopied storm porch, double glazed black composite entrance door.

### Entrance Hall

An impressive entrance to the property, cream tile flooring, staircase leads to First Floor Landing.

### Cloakroom/WC

Fitted with 2 piece suite providing wash basin and WC, radiator.

### Living Room 17' 11" x 10' 8" (5.46m x 3.25m)

Large double glazed window and French doors lead onto large south-west facing garden and provide excellent natural lighting, radiator, useful under stair storage cupboard.

### Kitchen/Dining Room 14' 1" x 10' 3" (4.29m x 3.12m)

Fitted with cream fronted units, work tops to 3 wall areas, inset sink unit inset. Integrated oven with 4 ring gas hob above and filter hood over, dishwasher and washing machine. Cupboard housing Worcester gas fired central heating boiler, ample space for dining table, double glazed window to the front.

### First Floor Landing

Access to part boarded roof space, built in airing cupboard.

### Bedroom 1 10' 5" x 10' 0" (3.17m x 3.05m)

Large double glazed window with views over garden and across to fields and open countryside beyond, radiator.

### En-suite Shower Room

Fitted with contemporary 3 piece suite providing tiled shower cubicle, wash basin, WC, shaver socket, radiator, cream tile flooring.

### Bedroom 2 10' 2" x 9' 5" (3.10m x 2.87m)

Further good sized double room, radiator, double glazed window overlooking cul de sac to the front and fields to one side.

### Bedroom 3 8' 2" x 7' 5" (2.49m x 2.26m)

Good size single bed room. Radiator, double glazed window to the front.

### Main Bathroom

Fitted with bath with shower attachment, wash basin, WC, radiator, window to the rear.

### Outside - Front

Approached over a wide driving providing ample parking and access to Garage. Lawn and shrub bed to the front.

### Garage 15' 11" x 9' 8" (4.85m x 2.94m)

Power and lighting, personal door to garden.

### Rear Garden

A large rear garden enclosed by fencing providing great space for a young family, mainly laid to lawn with patio. Approached from the Living Room with door to open rear lobby.

### Timber Garden Room 18' 0" x 9' 0" (5.48m x 2.74m)

2 double glazed UPVC windows overlooking garden with electricity, lighting and carpets.

### Baschurch

Baschurch is a village blessed with an excellent range of amenities including a GP surgery, shops, pubs, primary and senior schools. The village is approximately 8 miles north west of Shrewsbury.

### Added Information

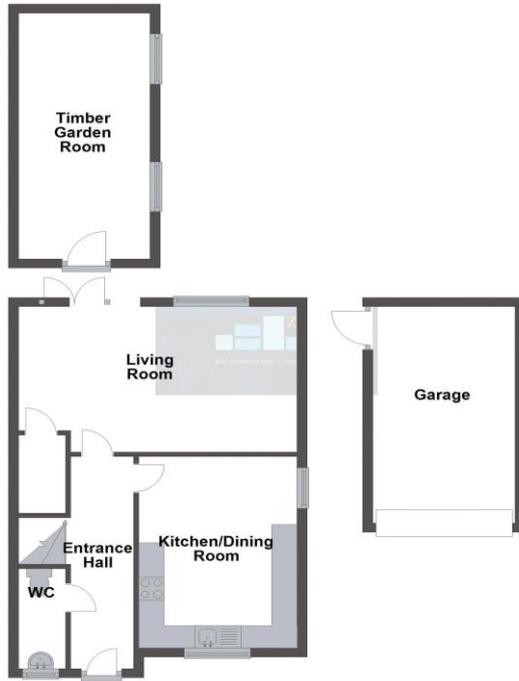
Only built in 2017 and is under LABC warranty until 2027.

### 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**

**Ground Floor**



**First Floor**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**FLOOR PLANS FOR GUIDANCE ONLY**



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

English | [Cymraeg](#)

**Energy performance certificate (EPC)**

2, Curlew Meadows Boscrowle SPICWORTH SP4 3TA	Energy rating <b>B</b>	Valid until 24 August 2027
		Certificate number 2758-9005-7348-5733-6976

Property type	Semi-detached house
Total floor area	86 square metres

**Rules on letting this property**

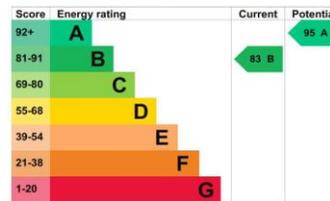
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/mandatory-minimum-energy-efficiency-standards-for-rental-properties>).

**Energy rating and score**

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

[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**