



**2 James Way, Baschurch, Shrewsbury, SY4 2FH**

4 bedroom detached house — £500,000 Freehold

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Coopergreenpooks.co.uk

£500,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**This beautifully presented and very well-designed detached family house offers light, spacious and practical accommodation, quietly situated within a popular village with lovely views over open countryside, while benefitting from a private landscaped garden, driveway parking, and detached double garage.**

### KEY FEATURES

- Good sized entrance hall with cloakroom and staircase to an impressive landing
- Living room with feature fireplace, wood burning stove, and windows to two elevations
- Stunning open plan kitchen/dining/family room, complete with practical utility cupboard, bay window to side, and glazed double doors onto the garden
- A range of well-fitted units to the kitchen, with integrated appliances and quartz work surfaces
- There is also a versatile additional reception room on the ground floor, currently used as a study but would make a great play room or games room
- On the first floor are four generous bedrooms, a large family bathroom with separate shower, as well as an en-suite to bedroom one. Two of the bedrooms also have built-in wardrobes
- uPVC double glazed windows and gas fired central heating
- Private landscaped garden, laid to lawn with paved and raised decked terraces, play area, gated access to side, and an internal door to the garage
- To the front of the property is a block paved driveway providing plenty of parking for at least four cars
- The detached double garage has fitted storage, covered flooring, power and lighting
- A very quiet and convenient location, a short walk from the excellent primary school and Corbet secondary, beautiful countryside walks, the award-winning New Inn pub/restaurant, Spar supermarket, and medical centre, as well as being just a 15-minute drive from Shrewsbury town centre

Cooper Green Pooks  
3 Barker Street  
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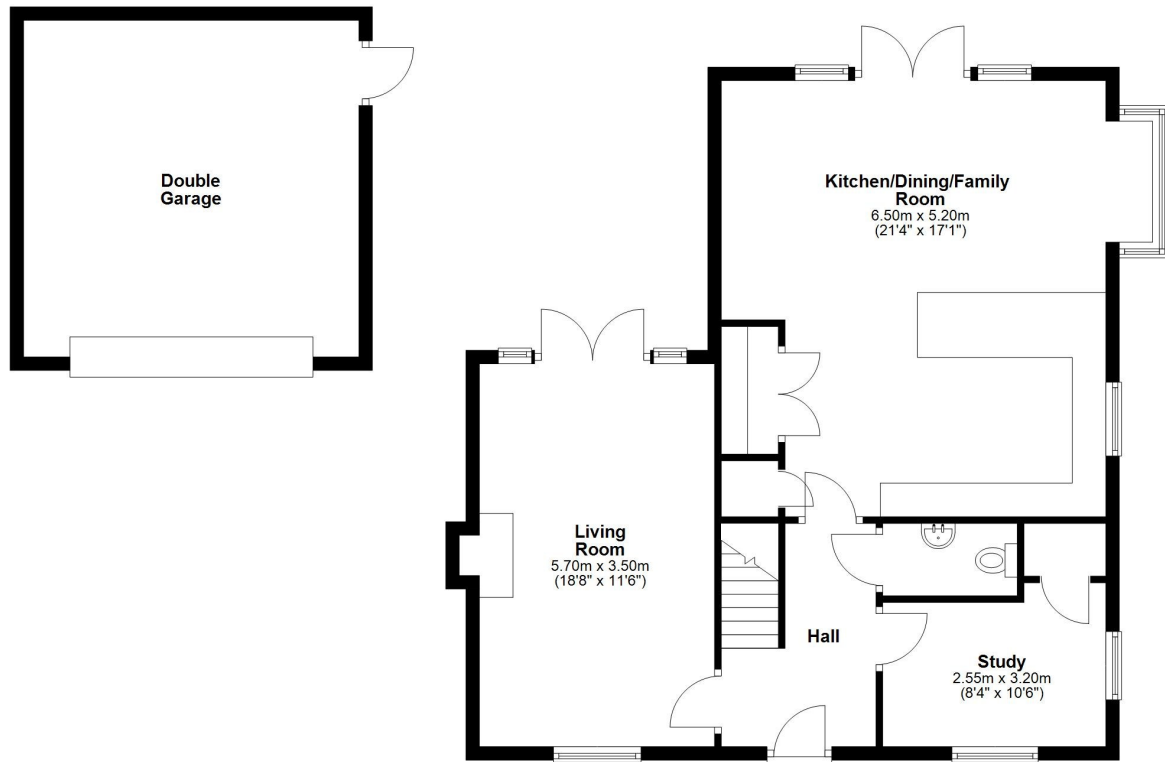
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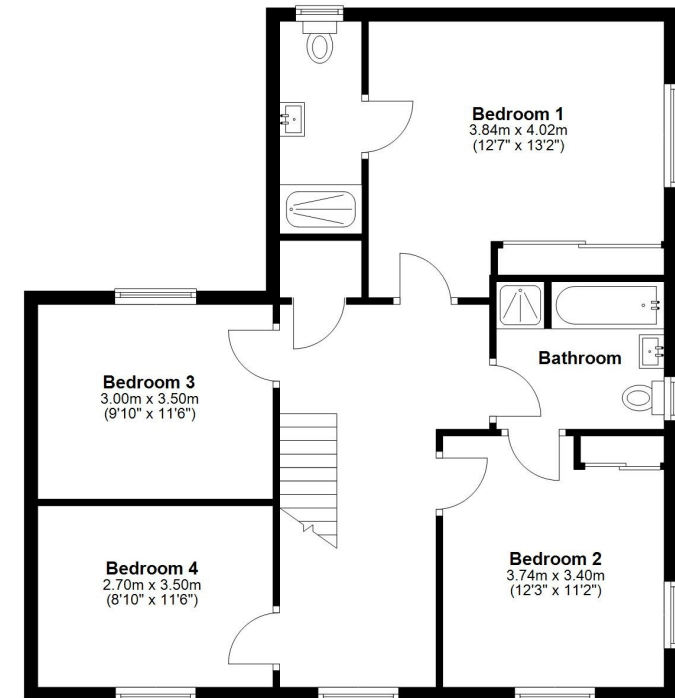
## Ground Floor

Approx. 101.1 sq. metres (1088.6 sq. feet)



## First Floor

Approx. 77.2 sq. metres (831.4 sq. feet)



Total area: approx. 178.4 sq. metres (1920.0 sq. feet)











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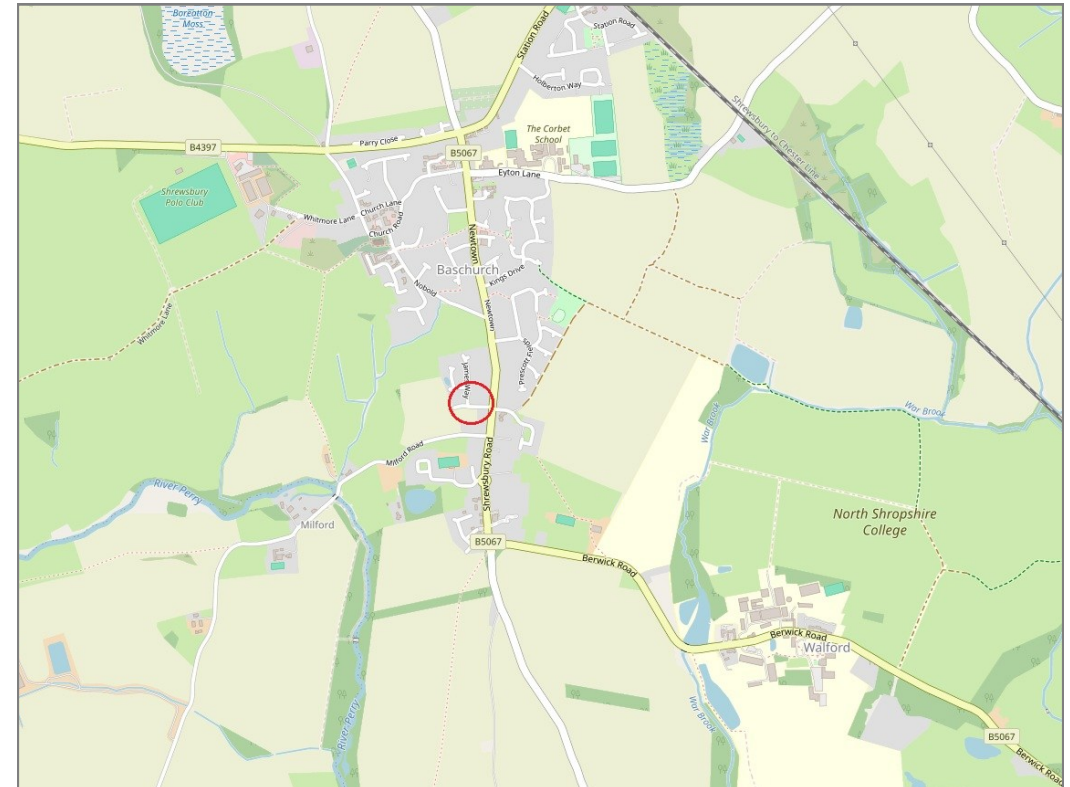
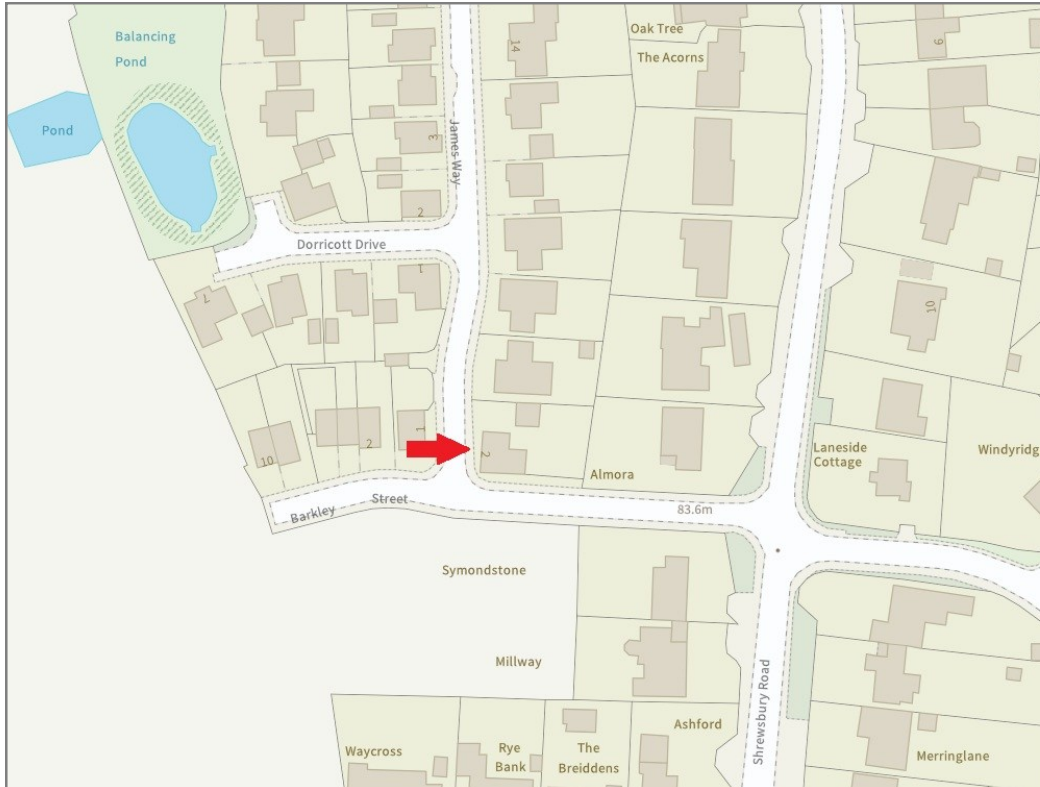
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band F</b>
EPC Band	<b>Band B</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

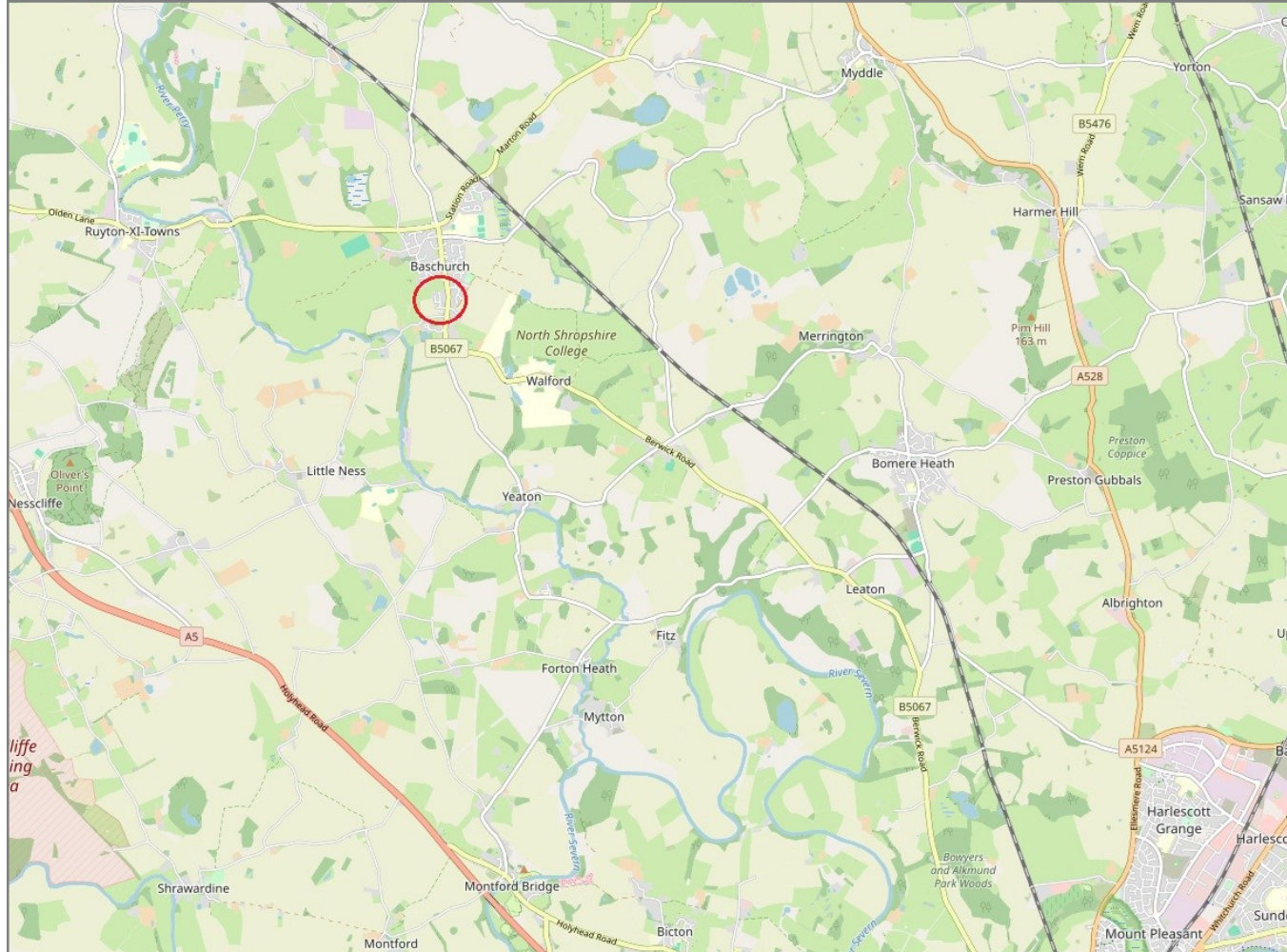
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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