

4 Mereside Fenemere, Baschurch Shrewsbury SY4 2JQ



**3 Bedroom House - Semi-Detached
Offers In The Region Of £345,000**

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- BREAKFAST KITCHEN, UTILITY AND SHOWER ROOM
- 2 FURTHER GENEROUS BEDROOMS
- VIEWING RECOMMENDED
- SET IN LARGE GARDEN BORDERED BY FIELDS WITH VIEWS
- GOOD SIZED LOUNGE, CONSERVATORY, DINING ROOM
- MAIN BEDROOM WITH EN SUITE CLOAKROOM
- RANGE OF OUTBUILDINGS
- EPC RATING E



*** FABULOUS SIZED GARDEN BORDERED BY FARMLAND ***

A unique opportunity to purchase this mature 3 bedroom semi detached house set in a larger than average plot with range of outbuildings and offered for sale with no upward chain.

Occupying an enviable position amid some of North Shropshire's finest countryside with lovely open views and being a short drive from the nearby village of Myddle and self sufficient Baschurch which boasts an excellent range of amenities including schools, doctors, supermarket, shops, restaurant/public houses and church. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch, good sized through Lounge, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility Room, Shower Room, Bedroom with en suite Cloakroom, 2 further Bedrooms.

The property has the benefit of central heating, double glazing, driveway with ample parking, garaging/workshop and range of storage. Set in larger than average gardens bordered by farmland with lovely open aspect.

Property details

LOCATION

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ENTRANCE PORCH

DINING HALL

with useful understairs recess with window to the front, fitted wall lights, radiator.

LOUNGE

A lovely room having window to the front, brick fireplace housing cast iron log burner with media display recess to the side, Fitted wall lights, radiator, double opening French doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with tiled flooring and doors opening to the garden.

SHOWER ROOM

with suite comprising large shower cubicle with direct mixer unit, drench head, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds, heated towel rail, window to the side. Airing Cupboard.

BREAKFAST KITCHEN

A lovely light room with window to the rear and further window to the side with open aspect over adjoining fields. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over with wine storage and open fronted display shelving, recently fitted range style cooker with extractor hood over, tiled surrounds and matching eye level wall units. Breakfast island with additional storage, tiled flooring, radiator, double doors to Dining Room and further doors to garden and

UTILITY ROOM

with single drainer sink set into base cupboard with work surface extending to the side with space beneath for washing machine, tiled flooring, radiator, window to the rear.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window

to the front which provides a wonderful aspect over open countryside.

BEDROOM 1

A generous sized double room with window overlooking the garden and rural views beyond. Radiator.

EN SUITE CLOAKROOM

with WC and wash hand basin, tiled surrounds.

BEDROOM 2

Another double room with window to the rear with views over the garden and countryside beyond, radiator.

BEDROOM 3

having window to the front with lovely rural aspect, fitted double wardrobe, radiator.

OUTSIDE

The property occupies a lovely semi rural location, approached over large gravelled driveway with provides impressive parking for numerous vehicles with double opening doors giving access to additional parking, hardstanding and Garage/Workshop.

The Front Garden has been laid for ease of maintenance to gravel with well stocked shrub and herbaceous beds and an impressive Monkey tree, enclosed from the roadway by brick walling and to the side fencing.

The Rear Garden is of an excellent size and has a large paved sun terrace adjacent to the property which is perfect for outdoor entertaining, extensive lawn area enclosed with fencing and bordered by open farmland with lovely rural aspect.

Range of outbuildings, open fronted storage and large Garage/Workshop - ideal for work from home/hobbies enthusiast.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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Floor 0

MONKS

Approximate total area⁽¹⁾

1103 ft²

102.4 m²

Reduced headroom

7 ft²

0.7 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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