



**MONKS**

**6 Loveridge Drive**  
**Baschurch Shrewsbury**  
**SY4 2DJ**

5 bedroom House - Detached property  
Offers in the region of £650,000







\*\*\* THE PERFECT HOME FOR TODAY'S MODERN LIFESTYLE \*\*\*

An excellent opportunity to purchase this beautifully presented 5 bedroom detached house which has been greatly enhanced and offers spacious and versatile living over 3 floors - ideal for a growing family, work from home and those who love to entertain.

Occupying a truly enviable location in the heart of this popular village, bordered by open farmland with the most wonderful aspect across adjoining countryside. Baschurch is a self sufficient village with schools, shops, restaurants/public houses, churches, doctors and regular bus service to the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The immaculate accommodation which must be viewed to be fully appreciated briefly comprises Entrance Porch, Reception Hall with Cloakroom, Lounge, Dining/Family Room, fabulous open plan family Dining/Kitchen which is beautifully fitted and has a range of integrated appliances and large dining breakfast bar which opens into the impressive Orangery - forming the perfect hub of the home - and from where you can enjoy dramatic views over the adjoining countryside, Utility Room. On the First Floor are 2 double Bedrooms each with en suite Shower Rooms and 2 further double Bedrooms and family Bathroom. The Second Floor plays host a large Galleried Landing/Home Office area and large Principal Bedroom with French doors leading onto the Balcony which is the perfect spot to unwind or enjoy your early morning coffee, Dressing Room and well appointed Shower Room.

The property has been finished to a high standard of specification and has the benefit of gas central heating, double glazing, dual driveways with ample parking, Double Garage and lovely enclosed Rear Garden laid for ease of maintenance.

Viewing essential.

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#### LOCATION

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#### ENTRANCE PORCH

Attractive composite door with outside lighting opens to Entrance Porch with oak boarded floor and double opening glazed doors to

#### RECEPTION HALL

a welcoming reception area with oak boarded floor, useful understairs storage, radiator.

#### CLOAKROOM

with suite comprising WC, wash hand basin set into vanity with storage beneath, tiled surrounds, window to the side, radiator.

#### LOUNGE

A generous sized room with window overlooking the front. Feature stone fireplace housing living flame gas log effect fire, media point, radiators. Double opening doors to Orangery.

#### DINING/SITTING ROOM

with window to the front, radiator.

#### IMPRESSIVE OPEN PLAN KITCHEN/DINING/ORANGERY

The hub of the home being perfect for family living or those who love to entertain.

#### UTILITY ROOM

with base unit to complement the Kitchen having work surface over and space for washing machine and tumble drier, wall mounted gas central heating boiler, tiled floor, door to the side.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

#### GUEST BEDROOM

A good sized double room with window overlooking the rear, built in wardrobes, media point, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

#### BEDROOM 3

Another generous double room with window overlooking the front, built in double wardrobe, radiator.

#### EN SUITE SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

#### BEDROOM 4

Another double room with window to the front, built in wardrobe, radiator.

#### BEDROOM 5

with window to the rear, built in wardrobe, radiator.

#### FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

#### SECOND FLOOR LANDING/STUDY

A versatile useful space with velux roof light and window to the side, storage cupboard, radiator.

#### PRINCIPAL BEDROOM SUITE

The main bedroom is of an excellent size being dual aspect with window to the front and double opening French doors leading onto Balcony with lovely view over adjoining farmland.

#### DRESSING ROOM

with range of fitted mirror fronted wardrobes, velux roof lights, radiator.

#### EN SUITE SHOWER ROOM

A well appointed room, beautifully fitted with large walk in shower cubicle with direct mixer shower unit with drench head, wash hand basin set in to vanity with excellent range of storage and concealed WC. Complementary tiled surrounds, heated towel rail, velux roof light.

#### OUTSIDE

The property is approached over dual driveways with ample parking and hardstanding and leading to the detached Double Garage with up and over door, power and lighting and personal door to the side.

The Garden to the front is laid mainly to lawn with flower and shrub beds. Side pedestrian access leads around to the enclosed Rear Garden which has been laid for ease of maintenance to large paved patio and adjoining decked sun terrace - ideal for those who love to outdoor entertain along with good sized area which has been covered with artificial grass. Enclosed with wooden fencing and hedging and bordered by open farmland which has uninterrupted views over adjoining fields and countryside.

#### 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 F - 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](https://monks.co.uk/buy/mortgage-calculator/) 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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**Get in touch**

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**Shrewsbury office**

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Shropshire, SY1 1HL

**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.