

# 26 Kings Drive Baschurch Shrewsbury SY4 2DG



4 Bedroom House - Detached  
Asking Price £450,000

## The features

- IMPRESSIVE 4 BEDROOM DETACHED HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE WITH FEATURE LOG BURNER, DINING ROOM
- PRINCIPAL BEDROOM WITH RE-FITTED EN SUITE SHOWER ROOM
- DOUBLE GARAGE AND GOOD SIZED ENCLOSED GARDEN
- IDEAL FOR A GROWING FAMILY IN ENVIABLE VILLAGE LOCATION
- RECEPTION HALL WITH CLOAKROOM
- BREAKFAST KITCHEN AND UTILITY ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- EPC RATING TBC



**\*\*\* FANTASTIC FOUR BEDROOM PROPERTY IN POPULAR VILLAGE LOCATION \*\*\***

An excellent opportunity to purchase this immaculately presented, 4 bedroom detached home, perfect for a growing family.

Occupying an enviable position, tucked away in the heart of this sought after North Shropshire village which has an excellent range of amenities including shops, schools, doctors, church, restaurant/public houses and bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, Dining Room, Kitchen/Breakfast Room, Utility Room, Principal Bedroom with en suite Shower Room, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, double Garage and lovely enclosed rear garden with large outdoor paved entertaining area.

Viewing highly recommended.

## Property details

### LOCATION

Occupying an enviable position, tucked away in the heart of this sought after North Shropshire village which has an excellent range of amenities including shops, schools, doctors, church, restaurant/public houses and bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with outside lighting and door opening to Reception Hall, radiator, useful under stairs storage cupboard.

### CLOAKROOM

with suite comprising WC and wash hand basin, half tiled surrounds, radiator, window.

### LOUNGE

A lovely light room having windows to the front, side and rear. Chimney breast with brick reveals and wooden mantel housing cast iron log burner, media point, radiator.

### DINING ROOM

having bi-fold opening doors to the garden, radiator.

### KITCHEN/BREAKFAST ROOM

Comprehensively fitted with range of wooden fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Inset range style cooker with brick reveals and lintel over housing extractor fan, deep tiled surrounds and eye level wall units. Ample space for dining table, radiator, window overlooking the garden.

### UTILITY ROOM

with single drainer sink set into base cupboard with work surface extending to the side with space beneath for appliances, gas central heating boiler, radiator, door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

### PRINCIPAL BEDROOM

A generous double room with windows to the front and side, two built in wardrobes, radiator.

### EN SUITE SHOWER ROOM

Attractively re-fitted with suite comprising shower

cubicle with direct mixer unit, wash hand basin and WC set into concealed unit with storage, heated towel rail, complementary tiled surrounds, window to the rear.

### BEDROOM 2

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

### BEDROOM 3

A double room with window to the rear, radiator.

### BEDROOM 4

having window to the front, radiator.

### BATHROOM

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

### OUTSIDE

The property occupies an enviable position tucked away and approached over driveway with parking and leading to the detached DOUBLE GARAGE with twin up and over doors, power and lighting and personal door to the side.

The front garden is laid to lawn with shrub beds. Side pedestrian access leads around to the good sized Rear Garden which has a large paved entertaining area to the side and additional patio to the rear. Good sized lawn with flower, shrub beds and inset specimen trees enclosed with wooden fencing.

### 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 E - 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.

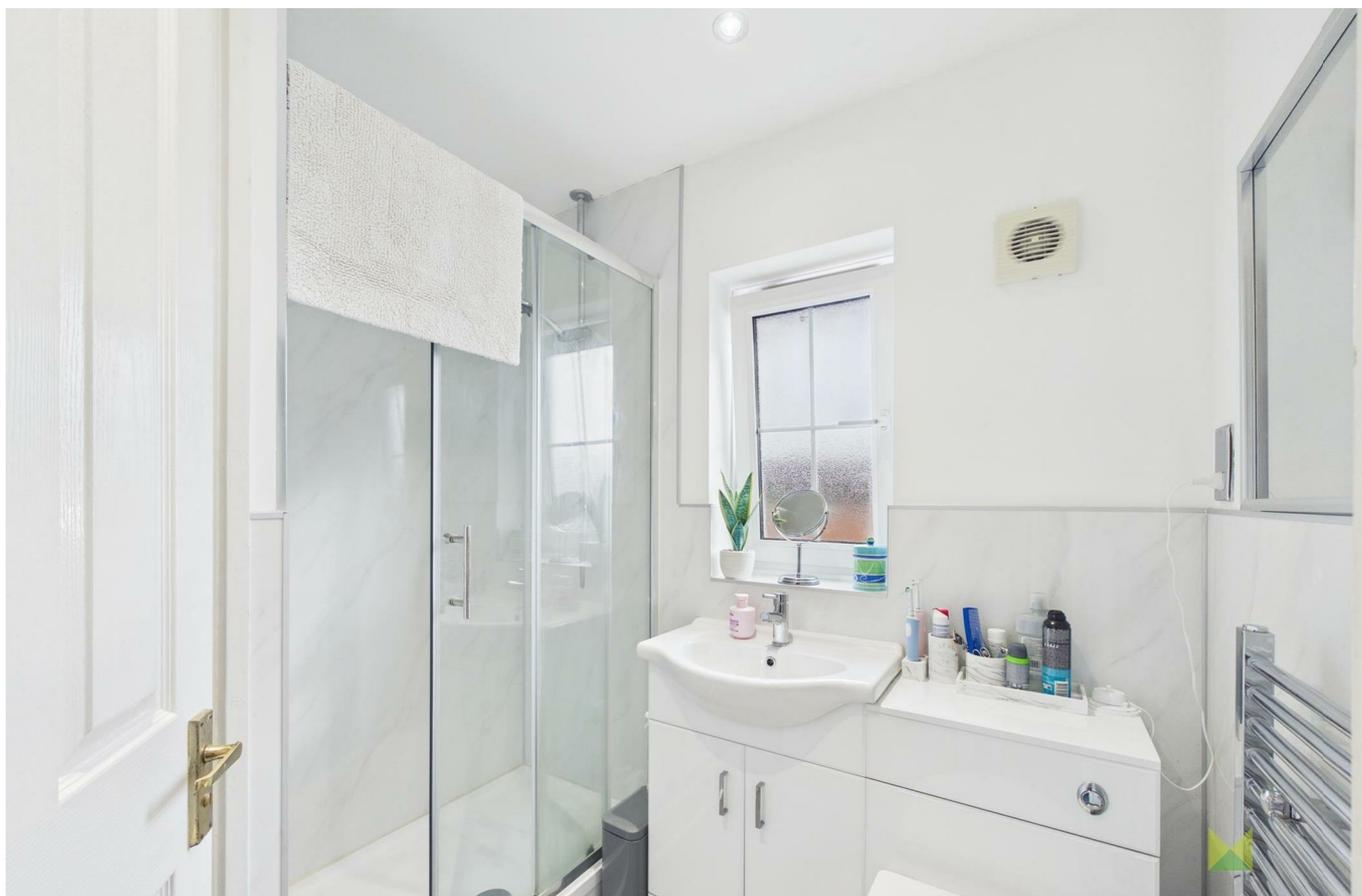
#### NEED TO CONTACT US

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





**MONKS**



## 26 Kings Drive, Baschurch, Shrewsbury, SY4 2DG.

4 Bedroom House - Detached  
Asking Price £450,000





Approximate total area<sup>®</sup>  
1102 ft<sup>2</sup>  
102.4 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01743 361422  
Email. info@monks.co.uk  
Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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		
<b>England &amp; Wales</b>	71	75
	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.