

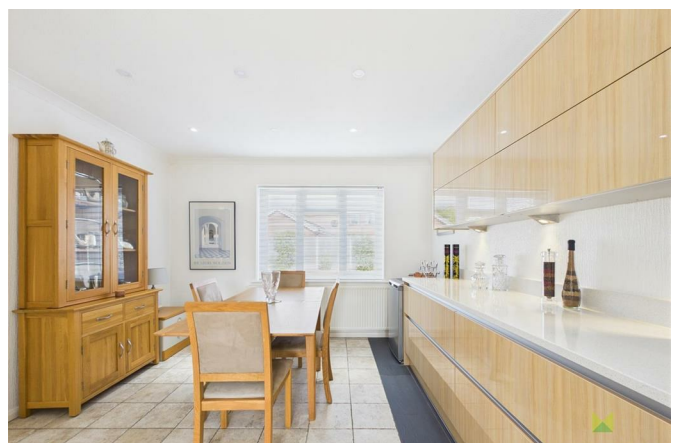
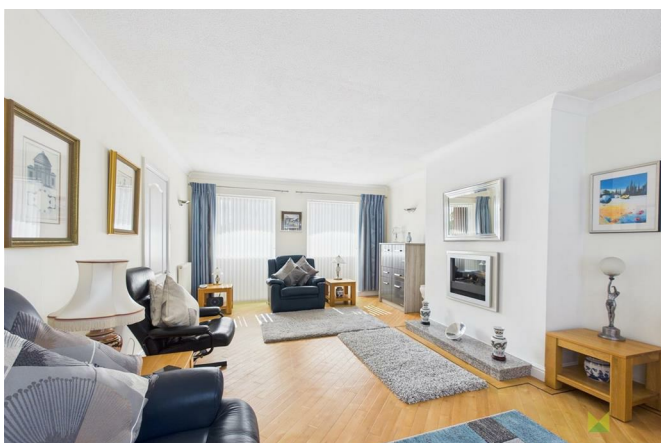
3 Newtown Gardens Baschurch Shrewsbury SY4 2HF



4 Bedroom House - Detached
Offers In Excess Of £500,000

The features

- GREATLY ENHANCED AND MUCH IMPROVED DETACHED HOME
- THROUGH LOUNGE, FAMILY ROOM/BEDROOM 4, CONSERVATORY, HOME OFFICE
- PRINCIPAL BEDROOM WITH WELL APPOINTED BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND DOUBLE GARAGE
- VIEWING ESSENTIAL
- STANDING ON A LARGE CORNER PLOT
- KITCHEN/DINING ROOM AND NEWLY FITTED UTILITY, CLOAKROOM
- 2 FURTHER DOUBLE BEDROOMS AND SHOWER ROOM
- LANDSCAPED GARDENS
- EPC RATING C



*** IMPRESSIVE HOME WITH VERSATILE LIVING ***

An excellent opportunity to purchase this immaculately presented detached home which has been greatly enhanced and improved by its current owner and is ideal for a growing family or those looking to downsize yet still require spacious rooms and offers great versatility of living.

Occupying an enviable position in this much sought after and self sufficient village which boasts a good range of amenities and for commuters ease of access to the A5/M54 motorway network.

Generous, well presented 3 - 4 bedroom home. Scope for development above the existing extension and to the side of the property, subject to consent.

Briefly comprising Reception Hall with Cloakroom, lovely light through Lounge, Kitchen/ Dining Room, Family Room/ Bedroom 4, Home Office, large Conservatory, Utility Room, Principal Bedroom with en suite Bathroom, 2 further double Bedrooms with Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, double Garage and landscaped gardens.

Viewing highly recommended.

Property details

DESCRIPTION

The property has over the last 2 years undergone and extensive programme of upgrading, modernisation and improvement.

The current owner has finished the property to a high standard of specification including recently fitted central heating system and individually controlled radiators throughout (2023 with 5 year guarantee), new doors and windows with 12 and 10 year guarantees respectively in 2023 and 2024, extensive electrical works including new light fittings and sockets, complete redecoration and carpeting to the first floor, newly installed Bathroom and Shower Room, replacement internal doors and attached furniture, new consumer unit.

There are security lights around the property and first floor storage above the garage which is boarded, and has a drop down ladder and lighting. Super fast broadband is connected.

LOCATION

The property occupies an enviable position in the heart of this much sought after Village. Baschurch has an excellent range of facilities including schools, supermarket, doctors, restaurants and public houses, takeaways active village hall and church. There is excellent access to the nearby County Town of Shrewsbury along with ease of access to the A5/M54 motorway network for commuters.

RECEPTION HALL

Covered entrance and outside security lighting with newly fitted front door opening to inviting Reception Hall with Karndean flooring, radiator and deep under stairs storage cupboard and cloaks cupboard.

CLOAKROOM

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

LOUNGE

A lovely through room which is flooded with light being naturally lit by windows to the front and rear. Chimney breast housing contemporary living flame fire with recently fitted granite hearth beneath, continuation of Karndean flooring, media point, radiators.

KITCHEN/DINING ROOM

Another lovely, light through room. The Dining Area has a window overlooking the rear garden. Range of fitted units with deep crockery drawers and eye level

units over, TV point, radiator. The Kitchen is fitted with range of cream fronted units incorporating single drainer sink with mixer taps set into base cupboard with integrated water softener and space for dishwasher and fridge/freezer. Further range of units comprising cupboards and drawers with work quartz surfaces over and LED under unit lighting, having inset 4 ring induction hob with extractor hood over and cutlery and pan drawers beneath, eye level oven and grill with cupboards above and below. Further range of eye level wall units, recessed ceiling lights, and tiled flooring throughout, radiator. Stand alone fridge freezer.

INNER HALLWAY

with personal door to the garage and off which lead

FAMILY ROOM/BEDROOM 4

With feature wood panelled vaulted ceiling in part with two velux roof lights and exposed brick walling in part and newly carpeted. Leaded light window and French doors to

CONSERVATORY

An excellent size and being of brick and sealed unit double glazed construction with single door to the side and double opening French doors to the garden, tiled flooring.

HOME OFFICE

with large window to the side, quarry tiled floor, radiator and vaulted ceiling with velux window.

UTILITY ROOM

Newly fitted with range of silver grey fronted high gloss units with double drainer sink set into base cupboard, further range of cupboards and space and plumbing for washing machine and dryer, quarry tiled floor, window to the side, radiator.

FIRST FLOOR LANDING

From the Reception Hall, staircase with half landing and window to the rear leading to the First Floor Landing off which lead

BEDROOM 1

A generous sized double room with window overlooking the garden. Triple white gloss fronted wardrobes with hanging rails and shelving, Radiator.

EN SUITE BATHROOM

A well appointed room with a newly fitted suite comprising panelled bath with shower taps, separate shower cubicle, wash hand basin set into vanity with storage beneath and WC. Full tiled walls and flooring, Airing Cupboard and radiator. Window to the front.

BEDROOM 2

having two windows overlooking the rear, recessed fitted triple wardrobe comprising hanging rails and shelving, radiator.

BEDROOM 3

with window to the front which provides lovely open views over the roof tops across to the Welsh Hills. Radiator and wardrobes.

SHOWER ROOM

Newly fitted with suite comprising shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, heated towel rail and window to the front.

OUTSIDE

The property occupies an enviable corner position with wrap around gardens and approached over driveway which provides parking for numerous cars and leads to the DOUBLE GARAGE with twin remote up and over door, power and lighting, personal door to the property and side window. Pull down ladder to large Attic storage.

The Front Garden is laid to shaped lawn with well stocked flower, shrub and herbaceous beds. To the side is a good sized gravelled area which lends itself for a great space for extension if required (subject to the necessary consents). Side pedestrian access leads around to the Rear Garden which has a shaped lawn with inset specimen trees and granite chipping area surrounding with interspersed shrubs. Paved sun terraces which extends to either side of the conservatory and is ideal for those who love to entertain and dine outdoors. Enclosed with fencing and brick walling with outside security lighting, power and water.

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.

NOTE

All blinds, light fittings and curtain rails to remain.

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](https://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.

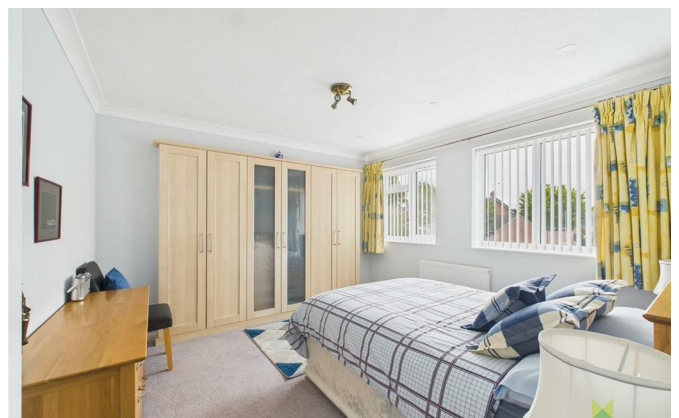
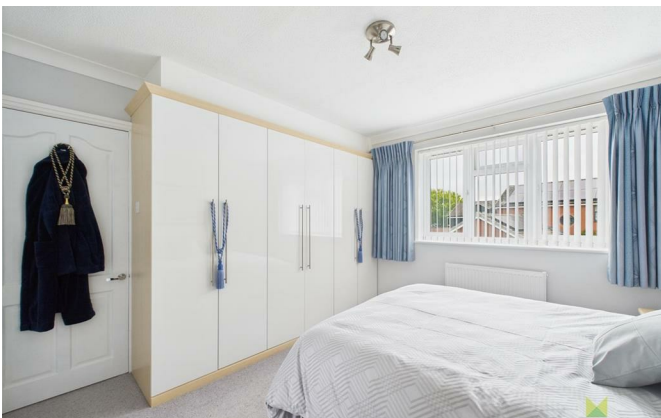
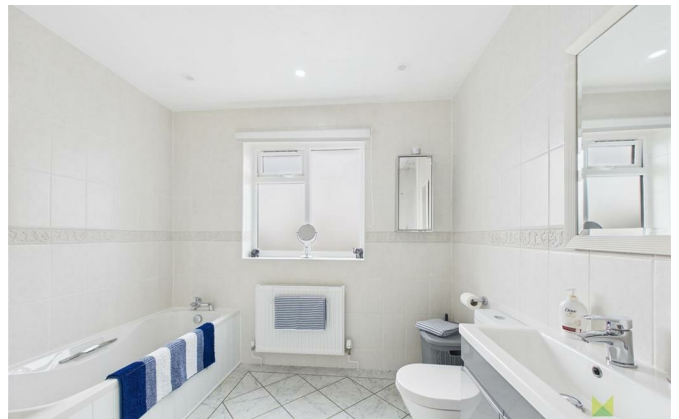
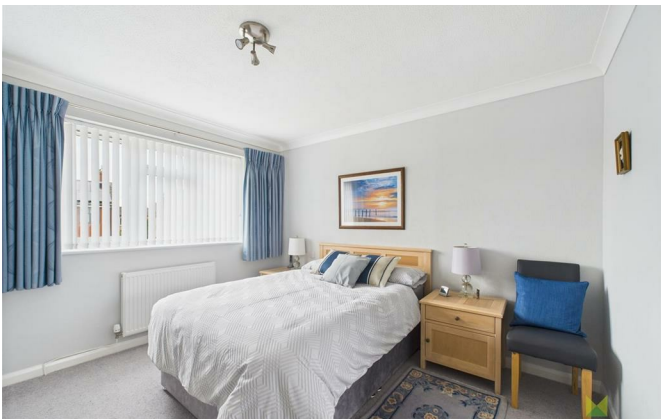
REMOVALS

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

NEED TO CONTACT US

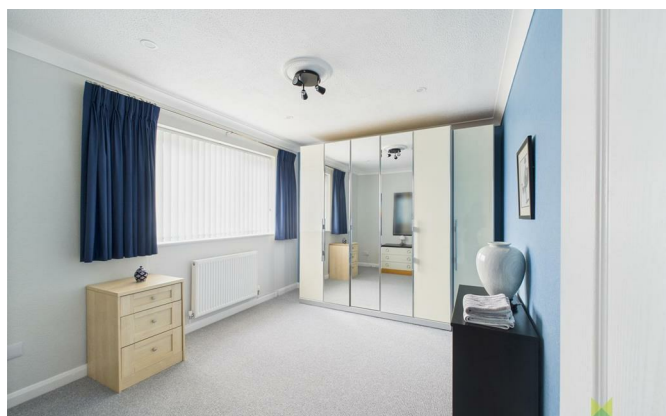
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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4 Bedroom House - Detached
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Floor 0



Floor 1



Approximate total area⁽¹⁾
 1937 ft²
 179.9 m²

(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



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Get in touch

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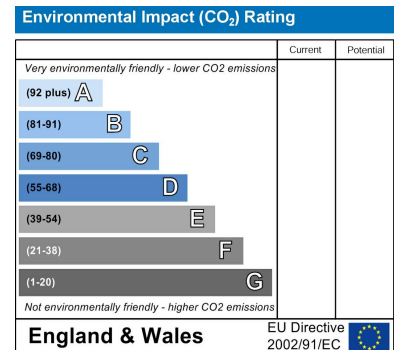
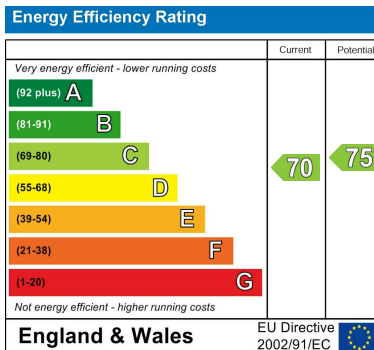
Shrewsbury office

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



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- 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.
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