

1, Pretoria Terrace Marton Road, Baschurch, Shrewsbury,
Shropshire, SY4 2BJ

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

Offers In The Region Of £295,000

Viewing: strictly by appointment
through the agent

An attractive, much improved and well presented three bedroom period end of terrace property, offering spacious and instantly appealing living accommodation, together with a wealth of character and charm. Having being thoughtfully improved by the current owner, the property provides an appealing blend of traditional period features and modern day living, with well proportioned rooms, good natural light and a warm welcoming atmosphere throughout. The property is situated within the highly regarded village of Baschurch, ideally positioned within the beautifully North Shropshire countryside, while remaining conveniently accessible to Shrewsbury and the surrounding towns. The village offers a lovely community atmosphere and a good range of everyday amenities including village shop, post office, public houses, well regarded schooling, church and local services. Commuters and families alike, the village conveniently situated with road links leading to Shrewsbury town centre, market town of Oswestry and A5 linking up to the M54 motorway network. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, sitting room, refitted kitchen/breakfast room, garden room, first floor landing, master bedroom with ensuite shower room, two further double bedrooms, refitted family bathroom, generous brick paved driveway, good size attractive enclosed gardens with a useful spacious brick built garden store, UPVC double glazing, gas fired central heating, sought after village location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having engineered wooden flooring.

Door from entrance hallway gives access to:

Lounge/diner

22'9 x 8'9

Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, coving to ceiling, wall light points, radiator.

Wooden framed glazed door from lounge/diner gives access to:

Refitted kitchen/breakfast room

14'0 x 11'8

Having an attractive range of eye level and base units with built-in cupboards and drawers, integrated dishwasher, oven, four ring induction hob with stainless steel cooker canopy over, fitted wooden style worktops with inset ceramic sink with mixer tap over, tiled floor, radiator, coving to ceiling, understairs storage cupboard, space for washing machine, space for fridge freezer, glazed window.

Wooden framed glazed door from refitted kitchen/breakfast room gives access to:

Garden room

11'9 x 9'6

Having wood effect flooring, radiator, UPVC double glazed sliding door giving access to rear gardens, UPVC double glazed window to side.

Door from entrance hallway and from kitchen/breakfast room gives access to:

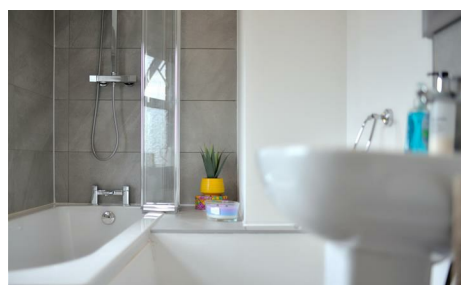
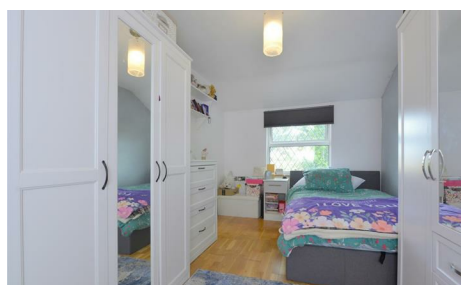
Sitting room

11'6 x 11'4

Having UPVC double glazed window to front, radiator, engineered wooden flooring, attractive period fireplace with decorative fire surround.

From entrance hallway stairs rise to:





First floor landing

Having loft access. Doors then give access to: Three good size bedrooms and refitted family bathroom.

Bedroom one

14'5 x 8'10

Having UPVC double glazed window with a pleasing rural aspect to front, radiator, engineered wooden flooring.

Door from bedroom one gives access to:

Ensuite shower room

Having tiled shower cubicle, low flush WC, wash hand with mixer tap over, fully tiled to walls, recessed spotlight and extractor fan to ceiling.

Bedroom two

14'1 x 11'6

Having UPVC double glazed window with a pleasing aspect to front, wood effect laminate flooring, radiator.

Bedroom three

11'3 x 11'2 max

Having UPVC double glazed window to rear, radiator, wooden laminate flooring, dado rail.

Refitted bathroom

Having three piece white suite comprising: Panel bath with drench shower over and hand-held shower attachment off, glazed folding shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering, part tiled to walls, cupboard housing gas fired central heating boiler, heated chrome style towel rail, recessed spotlights to ceiling.

Outside

To the front of the property there is a wide brick paved driveway providing off street parking. Gated pedestrian side access then leads to the property's:

Good size rear garden

Comprising: Brick paved patio area with outside cold tap and lighting point, brick paved steps then lead to a centralised brick edged Indian sandstone paved pathway with lawn gardens to either side and raised brick beds with low maintenance bark sections. To the rear of the garden there is a:

Large brick built garden store

21'3 x 6'4

Having two glazed windows, stable style door, fitted power and lighting.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

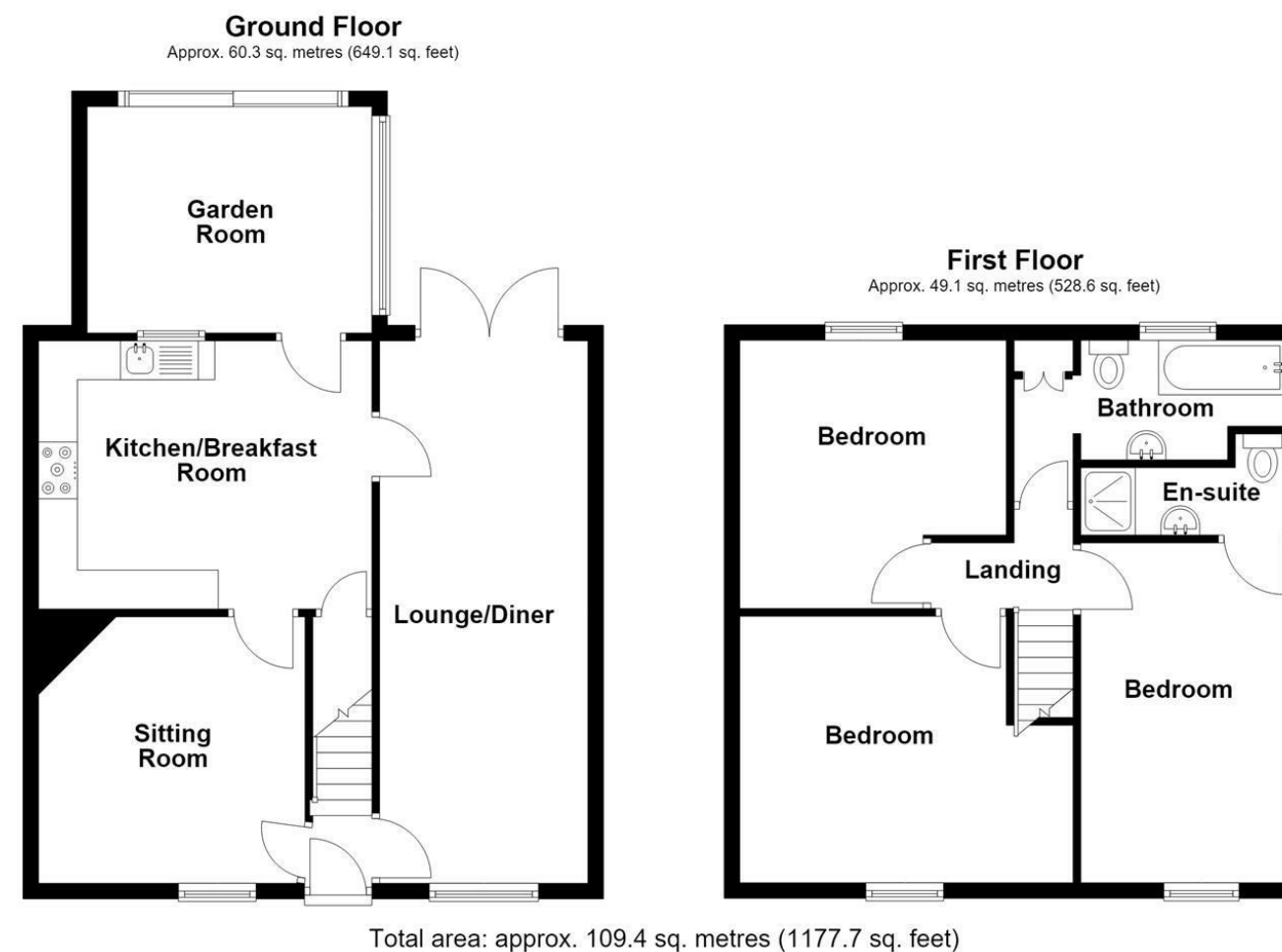
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.