



3 Newton Gardens, Baschurch, Shrewsbury, SY4 2HF

4 bedroom detached house — £500,000 Freehold

£500,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Situated on a fantastic corner plot position, centrally located within the sought after village of Baschurch. This substantial and versatile home has recently been extensively modernised and improved to a high standard. Occupying a large plot, with attractive landscaped wrap around gardens. The front of the property provides extensive distant views.

KEY FEATURES

- Light and immaculately presented interior with well proportioned rooms, providing adaptable accommodation and offering 3 or 4 bedrooms and potential to further enlarge the property, if required.
- The current owner has carried out significant improvements to the property over the last two years including a new central heating system with thermostatically controlled radiators (5 year guarantee). New door and windows with 12 and 10 year guarantees, new fuse board, light fittings, outside lights, light switches. Re-fitted bathroom, en-suite, cloakroom and utility room. Extensive re-decoration with new stairs and bedroom carpets. Family room carpet and bathroom flooring. Internal doors replaced and roof overhauled. New window blinds throughout.
- Feature porch leading to hall with two storage cupboards. Doors to living room, cloakroom and dining area. Karndean flooring to living room, hall and cloakroom.
- Good sized living room with double aspect windows, remote controlled fitted living flame fire over a granite hearth.
- Open plan kitchen/dining room with double aspect windows. An extensive range of fitted units with quartz worktops. Astra cast sink, water softener, 4 ring induction hob with extractor hood, oven and grill.
- Inner hallway providing access to the garage, family room/bedroom 4 and the re-fitted utility room with tiled flooring and window.
- Family room which could be a 4th bedroom, part of which has a wood panelled vaulted ceiling with 2 velux windows. Back window and glazed double doors to the conservatory. Further part glazed door to the home office/study which has a side window.
- Large brick and uPVC framed conservatory with tiled flooring, double and single doors opening onto rear sun terraces and garden.
- Upstairs there are 3 large double bedrooms with re-fitted bathroom and shower room. All of the bedrooms have fitted wardrobes. The main bedroom has a sizable en-suite bathroom with separate shower cubicle.
- The property occupies a superb corner plot position with beautifully landscaped and mature wrap around gardens which are well stocked with a variety of shrubs. The partly walled rear garden has large block paved sun terraces. The side garden is graveled and enclosed with hedging and has the potential to accommodate a motor home or caravan etc.
- There is an extensive block paved driveway providing parking for at least 4 vehicles with access to the double garage with twin remote controlled doors.
- The property is conveniently located just a short walk from the excellent and varied village amenities, such as pub and restaurant, supermarket, medical centre and its outstanding secondary school, the Corbet. Shrewsbury is also only a 20-minute drive away.

£500,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 193.5 sq. metres (2082.6 sq. feet)









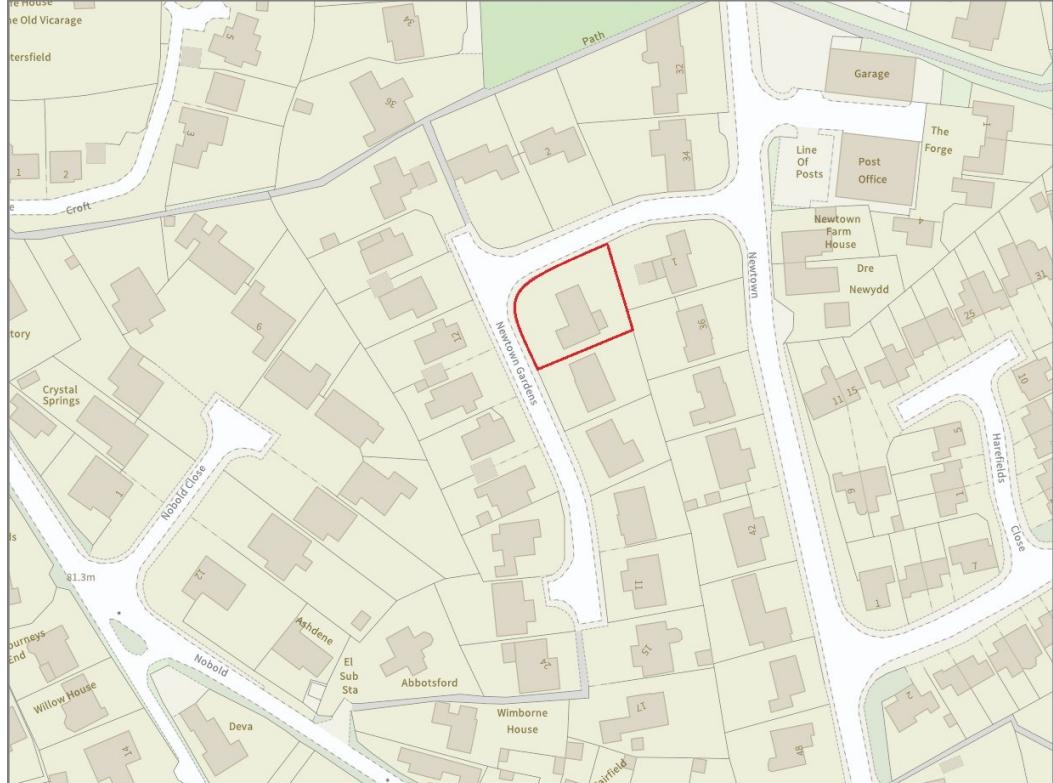




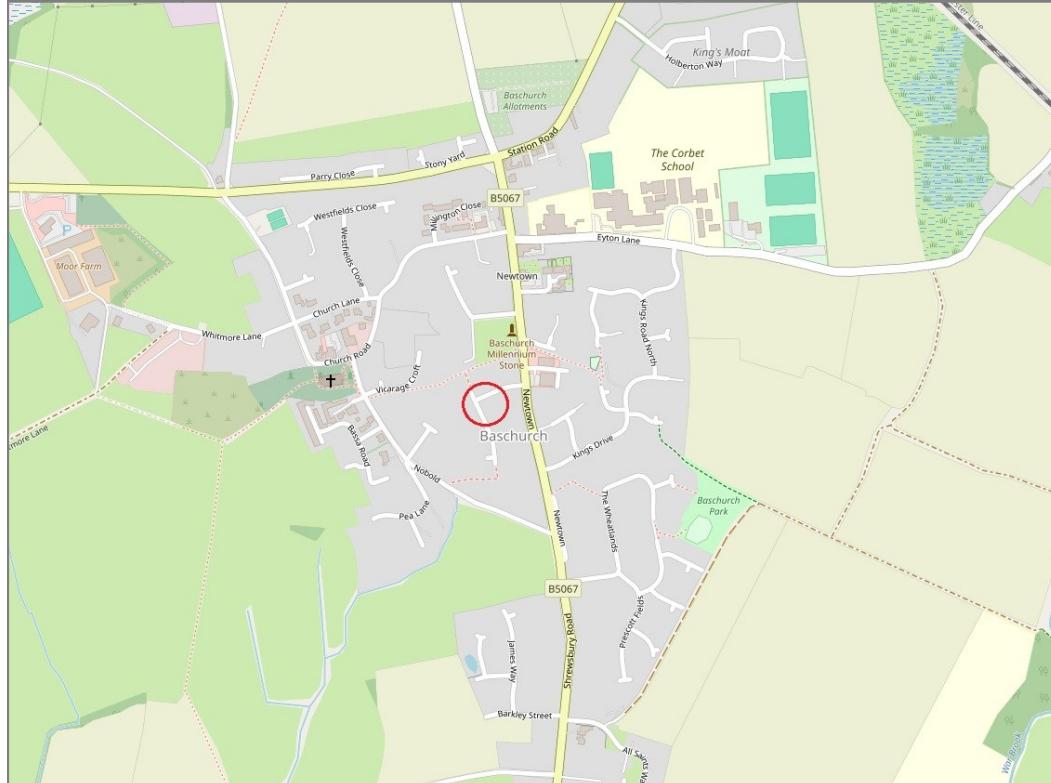
3 Newtown Gardens, Baschurch, Shrewsbury, SY4 2HF

£500,000 Freehold — 4 bedroom detached house

sales@cgbooks.co.uk



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks

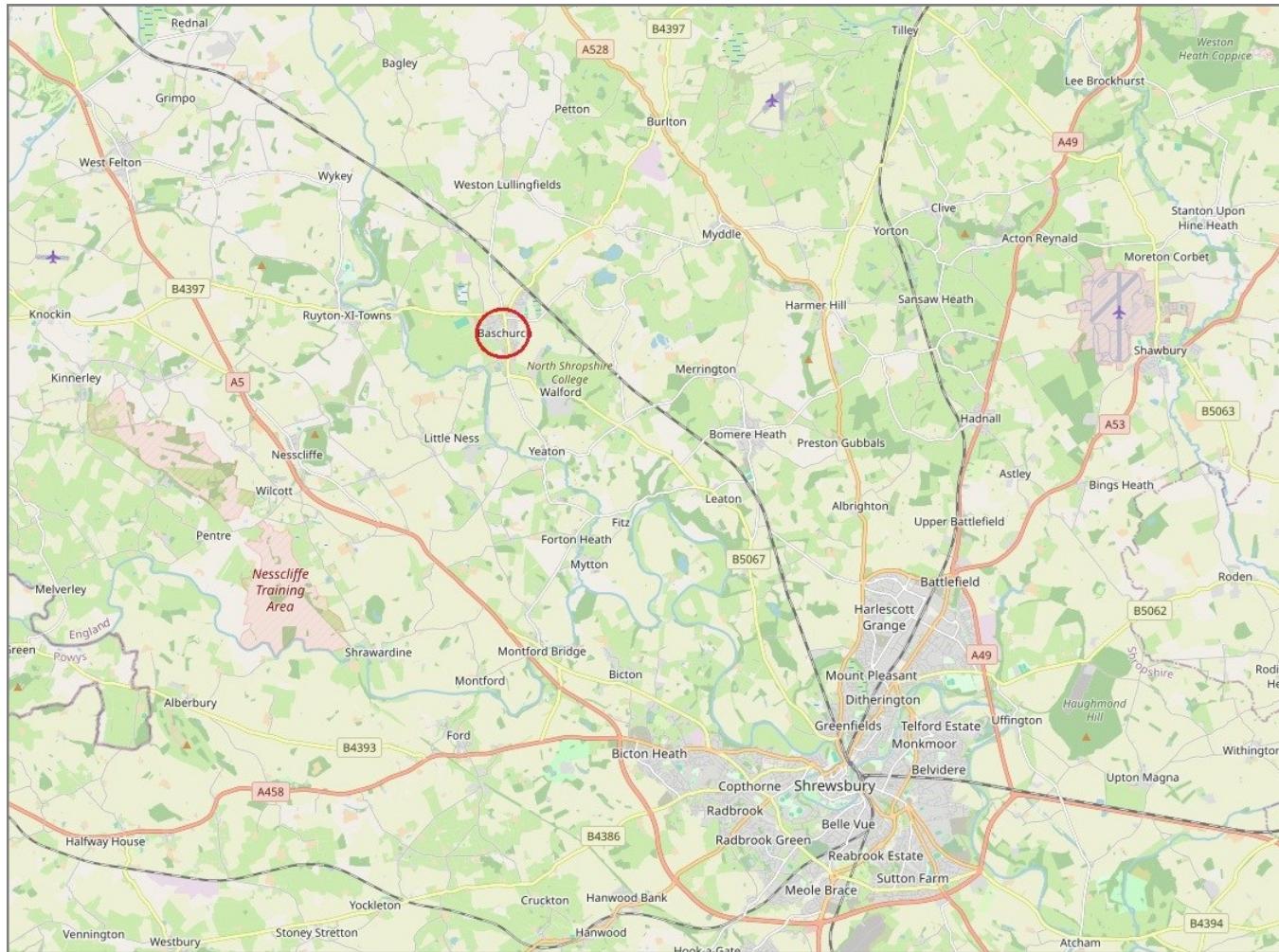
01743 276666

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

£500,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.