

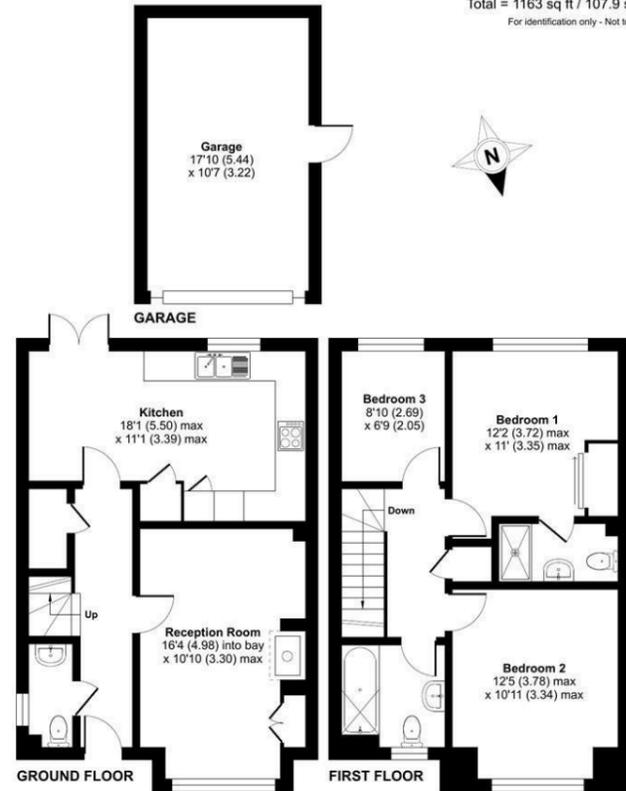
FOR SALE

30 Holberton Way, Baschurch, SY4 2FR



Holberton Way, Baschurch, Shrewsbury, SY4

Approximate Area = 974 sq ft / 90.4 sq m  
Garage = 189 sq ft / 17.5 sq m  
Total = 1163 sq ft / 107.9 sq m  
For identification only - Not to scale



Certified Property Measurer RICS. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls GB. REF: 1235716.



FOR SALE

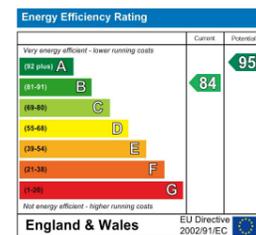
Offers in the region of £329,995

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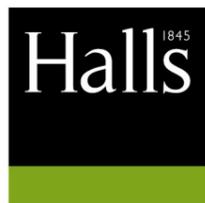
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A recently constructed and very well presented detached three-bedroom family home benefiting from front and rear gardens, driveway and garage, and stylish living accommodation, enviably located within a modern development on the perimeter of Baschurch.



01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Detached Family Home
- Master with En-Suite
- Very Well Presented
- Garage and Driveway
- Edge of Village Location

**DESCRIPTION**

Halls are delighted with instructions to offer 30 Holberton Way in Baschurch for sale by private treaty.

30 Holberton Way is a recently constructed and very well presented detached three-bedroom family home benefitting from front and rear gardens, driveway and garage, and stylish living accommodation, enviably located within a modern development on the perimeter of Baschurch.

The property which was constructed in 2023, provides modern and well presented living accommodation situated over two floors, these at present comprising, on the ground floor, an Entrance Hall, Cloakroom, Kitchen/Dining Room, and Living Room, together with, to the first floor, three Bedrooms (the master boasting an En Suite Shower Room) and a family Bathroom.

Externally, the property enjoys gardens to both the front and rear, with the former of these comprising an area of lawn intersected by a paved pathway with, to the rear of the property, a further lawned area bordered by an attractive paved patio and covered seating area with, to the side of the property, a tandem tarmac driveway (with EV charger) which leads on to the single garage.

The sale of 30 Holberton Way does, therefore, provide the exciting opportunity for purchasers to acquire a recently constructed and very well presented detached three bedroom family home with the benefit of gardens and parking in this particularly desirable location.

The property will be offered for sale with the balance of the NHBC warranty.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a composite front door with opaque glazed panel in to an:

**ENTRANCE HALL**

Tiled flooring, carpeted stairs rising to the first floor with useful understairs storage cupboard beneath, and a door leading to a:

**CLOAKROOM**

Tiled flooring and partly tiled walls, opaque UPVC double glazed window on to side elevation, low flush WC and pedestal hand basin with (H&C) mixer tap above.

**KITCHEN/DINING ROOM**

A continuation of the tiled flooring, UPVC double glazed windows on to rear elevation, and fully glazed double-opening UPVC patio doors leading out on to garden beyond. A fully fitted kitchen comprises a selection of base and wall units with marble effect roll topped work surfaces over and complimentary splashbacks, with a four ring Zanussi gas hob with Zanussi extractor hood over and matching eye level Zanussi oven/grill, along with an integrated Zanussi fridge freezer, and with one of the wall cupboards housing the Worcester Bosch combi gas boiler; with a further door leading in to a recessed storage cupboard/pantry which houses slatted shelving and is presently utilised for storage of the washing machine. One end of the room provides ample space for a dining/seating area.

**LIVING ROOM**

Fitted carpet as laid, UPVC double glazed window on to front elevation and a recently installed multi fuel burner set within Inglenook style fireplace with oak beam over, flanked to one side by traditionally styled storage cupboards with shelving above.

**FIRST FLOOR LANDING**

Fitted carpet as laid, door into useful landing storage cupboard which houses the hot water cylinder and a door leading into:

**BEDROOM ONE**

Fitted carpet as laid, UPVC double glazed windows on to rear elevation allowing views over the garden, and with sliding doors allowing access in to the recessed wardrobe space which contains clothes rails and shelving. with a further door leading in to the:

**EN SUITE SHOWER ROOM**

Tiled flooring, partly tiled walls and a bathroom suite comprising: a walk-in 1.5 man shower cubicle with fully tiled surround and mains fed shower, pedestal hand basin and low flush WC.

**BEDROOM TWO**

Fitted carpet as laid, UPVC double glazed window on to front elevation along with an inspection hatch to the loft space.

**BEDROOM THREE**

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

**FAMILY BATHROOM**

Tiled flooring, partly tiled walls, opaque UPVC double glazed window on to front elevation and a bathroom suite comprising: a panelled bath (H&C) mixer tap above with shower attachment, low flush WC, and pedestal hand basin along with a full height heated towel rail.

**OUTSIDE**

The property is approached over a tandem tarmac driveway with OHME EV charger and provides ample space for the parking of a number of vehicles, flanked to one side by lawned front gardens which are intersected by an attractive paved pathway, with the driveway leading on to the:

**GARAGE**

Metal up and over front door, concrete floors, storage space in rafters, UPVC side pedestrian access door and power and light laid on.

A full height timber gate leads through to the:

**REAR GARDENS**

An attractive feature of the property and representing a wonderful space to compliment the calibre of the home, with a substantial and attractive paved patio area making a wonderful space for outdoor dining and entertaining, this leading on to an area of lawn with a screen of mature trees to the rear providing a substantial level of privacy, with, notably, a recently installed covered seating area which provides further options for sitting out.

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**

The property is in Band ' D ' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.