

16 Curlew Meadows, Baschurch, Shrewsbury, Shropshire,
SY4 2FA

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 £235,000

Viewing: strictly by appointment through the agent

Occupying a pleasant position on this small modern development, this is a well presented, deceptively spacious and well proportioned two double bedroom semi-detached house. The property is situated within this highly desirable village location of Baschurch, serviced by excellent amenities some of which include: convenience store, public house, takeaway outlets and medical Centre. The property is well placed for easy access to the Shrewsbury town centre and the A5 leading to the local Shrewsbury bypass and onto M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, inner hallway, cloakroom, attractive kitchen with a range of built-in appliances, first floor landing, two double bedrooms, bathroom, parking forecourt providing off street parking for two vehicles, EV car charging point, low maintenance front garden, attractive part wall rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Composite double glazed entrance door gives access to:

Entrance hallway

Having UPVC double glazed window to front, radiator.

Door from entrance hallway gives access to:

Lounge/diner

14'5" excluding staircase recess x 13'8"

Having UPVC double glazed window to front and side of property, radiator, wall mounted digital heating control panel.

Door from lounge/diner gives access to:

Inner hallway

Having understairs storage cupboard, tiled floor, radiator.

From inner hallway doors then give access to: Attractive kitchen and cloakroom.

Kitchen

9'10 x 9'4

having eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, washing machine, oven, four ring gas hob with stainless steel cooker canopy over, cupboard housing gas fired central heating boiler, tiled floor, radiator, fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, recessed spotlights to ceiling, UPVC double glazed window to rear, radiator, composite double glazed door giving access to rear gardens.

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, tiled floor, extractor fan to ceiling, UPVC double glazed window to rear.

From lounge/diner stairs rise to:

First floor landing

Having radiator, loft access.

Doors from first floor landing then give access to: Two double bedrooms and bathroom.

Bedroom one

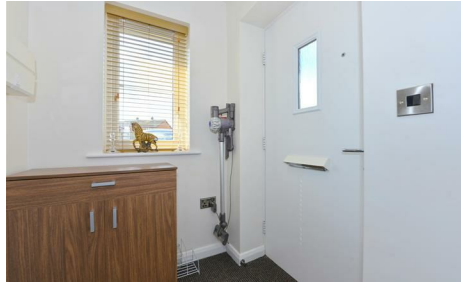
13'8 x 9'4

Having two UPVC double glazed windows to rear, radiator, wall mounted digital heating control panel.

Bedroom two

13'8 x 8'4 excluding recess

Having two UPVC double glazed windows to front, radiator.



Bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over with glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, shaver point, recessed spotlights and extractor fan to ceiling, tiled floor, UPVC double glazed window to side, heated chrome style towel rail.

Outside

to the front of the property there is off street parking provided for two vehicles by a brick paved parking forecourt, brick paved pathway leads to front door, low maintenance stone sections with inset shrubs and bushes. Paved pathway to the side of the property with gated access leading to the property's:

Part walled rear garden

Which comprises: Paved sun terrace, paved pathway, lawn gardens, outside cold tap, outside lighting point. The rear gardens are enclosed by fencing and brick walling.

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 B

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.

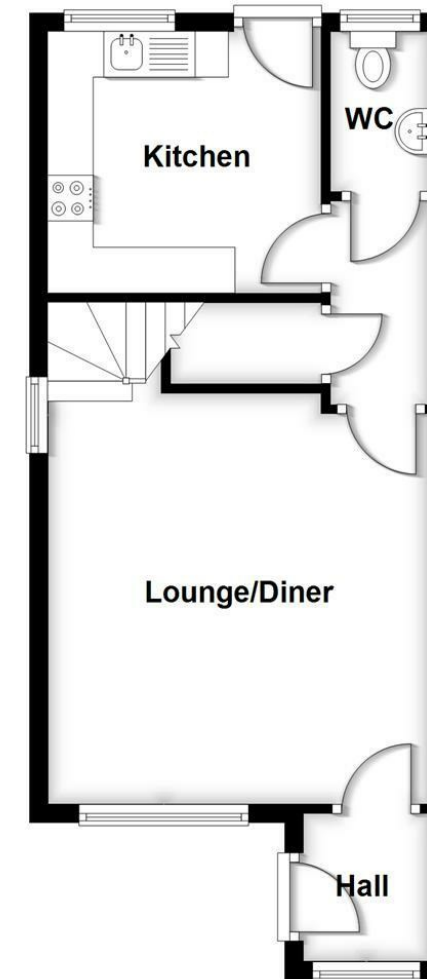
Disclaimer

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.

Ground Floor



First Floor

