

13 Holberton Way, Baschurch, Shrewsbury, Shropshire, SY4
2FR

www.hbshrop.co.uk



Offers In The Region Of £375,000

Viewing: strictly by appointment
through the agent

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

Occupying a lovely position on this small select modern development constructed by Pickstock Homes, this is a deceptively spacious, attractive and stylishly presented three bedroom modern detached house. The property is located within this highly desirable village location of Baschurch, a sought after village location having an excellent variety of local amenities, including highly regarded primary and secondary schools, and being well placed for easy access to the Shrewsbury town centre and A5 with links to Telford, Birmingham and beyond and to the north towards Oswestry, Wrexham and Chester. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, attractive lounge, modern kitchen/diner/family room, walk-in laundry room, first floor landing, master bedroom with ensuite shower room, two further bedrooms, modern family bathroom, landscaped front and rear enclosed gardens, generous tarmacadam driveway, large single garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrane hallway

Having attractive period style tiled flooring, radiator, wall mounted thermostat control unit and digital heating boiler panel to side, two UPVC double glazed windows.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, period style tiled flooring, radiator, UPVC double glazed window to front.

Door from entrance hallway gives access to:

Attractive lounge

19'6 x 10'10

Having UPV double glazed window to front, UPVC double glazed bi-folding doors giving access to rear gardens, engineered wooden flooring, contemporary wood burning stove, two radiators.

Door from entrance hallway gives access to:

Kitchen/diner/family room

22'7 max x 11'5

And comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, double oven, four ring gas hob with cooker canopy over, fitted wooden and granite worktops, breakfast bar, tiled splash surround, period style tiled flooring, recessed spotlights to ceiling, UPVC double glazed window to side, engineered wooden flooring, radiator, TV aerial point, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed window to side

Double doors from kitchen/diner/family room gives access to:

Understairs laundry

7'7 x 2'11

Having part sloping ceiling, wall mounted gas fired central heating boiler and electricity consumer unit, fitted worktops, base units, engineered wooden flooring and plumbing for washing machine.

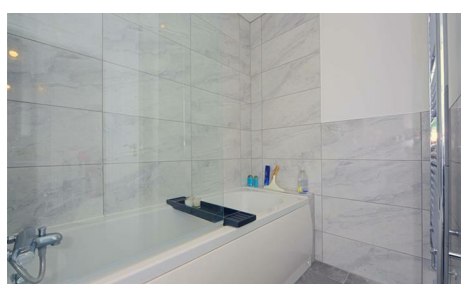
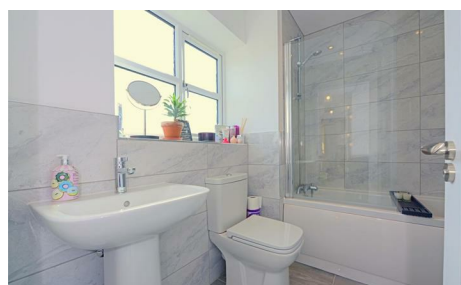
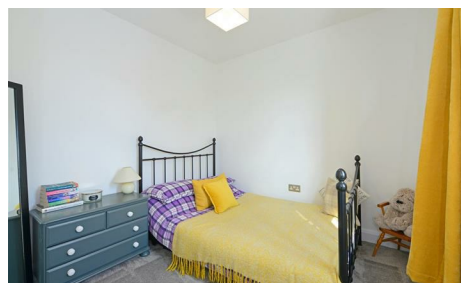
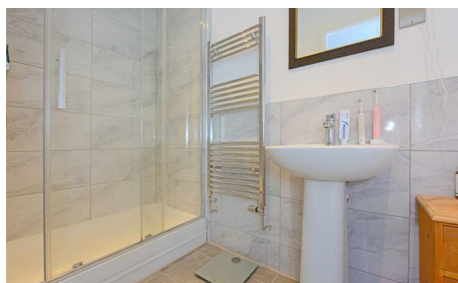
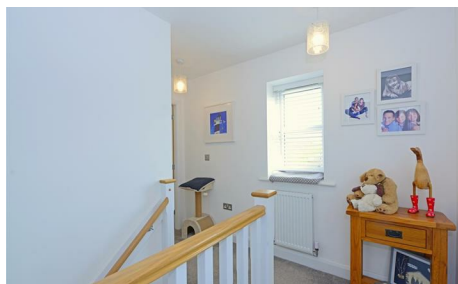
From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear, radiator, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Three bedrooms and family bathroom.





Bedroom one

13'8" excluding recess x 11'5" max

Having UPVC double glazed window to front, radiator, fitted double wardrobe, radiator.

Door to:

Ensuite shower room

Having large tiled shower cubicle, low flush WC, pedestal wash hand basin, shaver point, tiled floor, part tiled to walls, recessed spotlights and extractor fan to ceiling, heated chrome style towel rail.

Bedroom two

12'2 x 11'1

Having UPVC double glazed window to front, radiator, shelved over stairs storage cupboard.

Bedroom three

8'5 x 8'1

Having UPVC double glazed window to rear, radiator.

Family bathroom

Having a modern suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear.

Outside

The property occupies a delightful position having a generous tarmac driveway providing ample off street parking for a number of vehicles. From the driveway access is given to a:

Detached brick built garage

18'8 x 10'0

With up and over door, power and lighting.

The front gardens are laid to lawn with inset shrubs, low maintenance stone section with paved pathway giving access to front door. Gated side access then leads to the property's:

Landscaped rear gardens

Comprising: Indian sandstone patio, outside lighting point, lawn gardens, low maintenance brick edge stone sections, inset shrubs and bushes, timber garden shed. The rear gardens are enclosed by fencing.

AGENTS NOTE

The vendors inform us that there will be a maintenance charge of approx. £200-300 P/A but this is currently covered by the developer.

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 D

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.

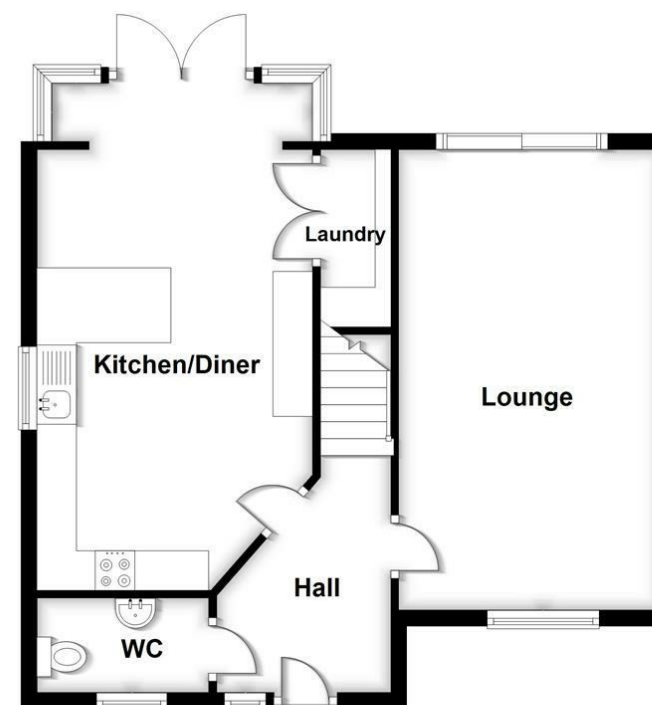
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a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

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Ground Floor



First Floor

