



SAMUEL WOOD

16 Bassa Road, Baschurch, Shrewsbury, Shropshire, SY4 2GE

Price Guide £290,000



 3  2  1  C

Occupying a most attractive and superior position within this Mews Courtyard, interior viewing is recommended of this internally spacious, modern Three Bedroom Mid-Row Property. Furthermore, the property has a double garage and stunning views to the rear aspect. In closer detail the accommodation comprises: Reception Hall, Guest Cloakroom WC, Living Room, Kitchen/Dining Room, Three Bedrooms - one with En-Suite, Principal Bathroom. The property has gas fired central heating and double glazing. EPC Rating C.

- Lovely Mews Property
- Courtyard Setting
- Double Garage
- Stunning Views to the rear
- 2 Bathrooms
- Gas Fired Central Heating
- Double Glazing
- EPC Rating C

New paragraph

Entrance is provided by:

Spacious Reception Hall

With staircase ascending to the first floor, connecting doors to kitchen and living room.

Guest Cloakroom WC

Comprising: WC and wash hand basin.

Living Room 12'0" x 18'9" (3.66 x 5.72)

A lovely spacious area with high ceiling, recessed spot-lighting, French doors overlook the delightful garden together with open views into the distance, picture window to the side.

Kitchen / Dining Room 15'1" x 11'10" (4.60 x 3.61)

Smartly appointed with comprehensive range of cupboards and drawers extending to the wall areas, integrated appliances include: hob, oven, cooker hood, dishwasher, fridge/freezer, microwave and tiled floor.

Dining Area

With window overlooking the courtyard frontage.

From the reception hall, the staircase ascends to:

Landing

Serving 3 bedrooms and family bathroom, also part boarded loft with access via fitted loft ladder.

Bedroom 1 16'7" x 14'11" (5.05 x 4.55)

A lovely L shaped room with Juliette style window overlooking the delightful rear aspect, range of built-in wardrobes.

En-Suite Shower Room

Comprising: shower, WC, wash hand basin.

Bedroom 2 10'6" x 15'11" (3.20 x 4.85)

With front facing window and built-in wardrobes.

Bedroom 3 12'6" x 8'4" (3.81 x 2.54)

With window to the rear.

Principal Bathroom

Comprising: bath, WC, wash hand basin, window to the front.

Outside

The property enjoys a pleasing courtyard position within this Mews of similar style properties.

Garaging

Where the property has a double width garage, open fronted with parking and storage.

Rear Garden

The property enjoys a thoughtfully designed and well stocked rear garden with lawn section extending. A variety of planted shrubs to the borders together with a sun terrace/patio adjacent to the house - providing an area for outside socialising. The garden and property have glorious views over the rear aspect, overlooking open countryside.

Services

We understand that the property has gas, mains electricity, mains water and mains/private drainage.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Tenure

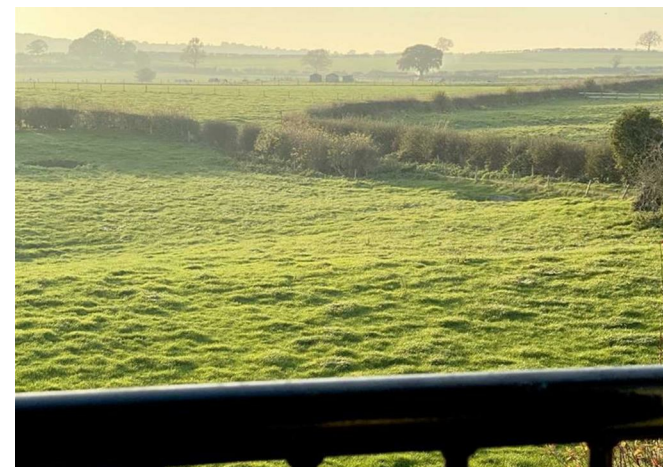
We understand the tenure is Freehold.

Mortgage Services

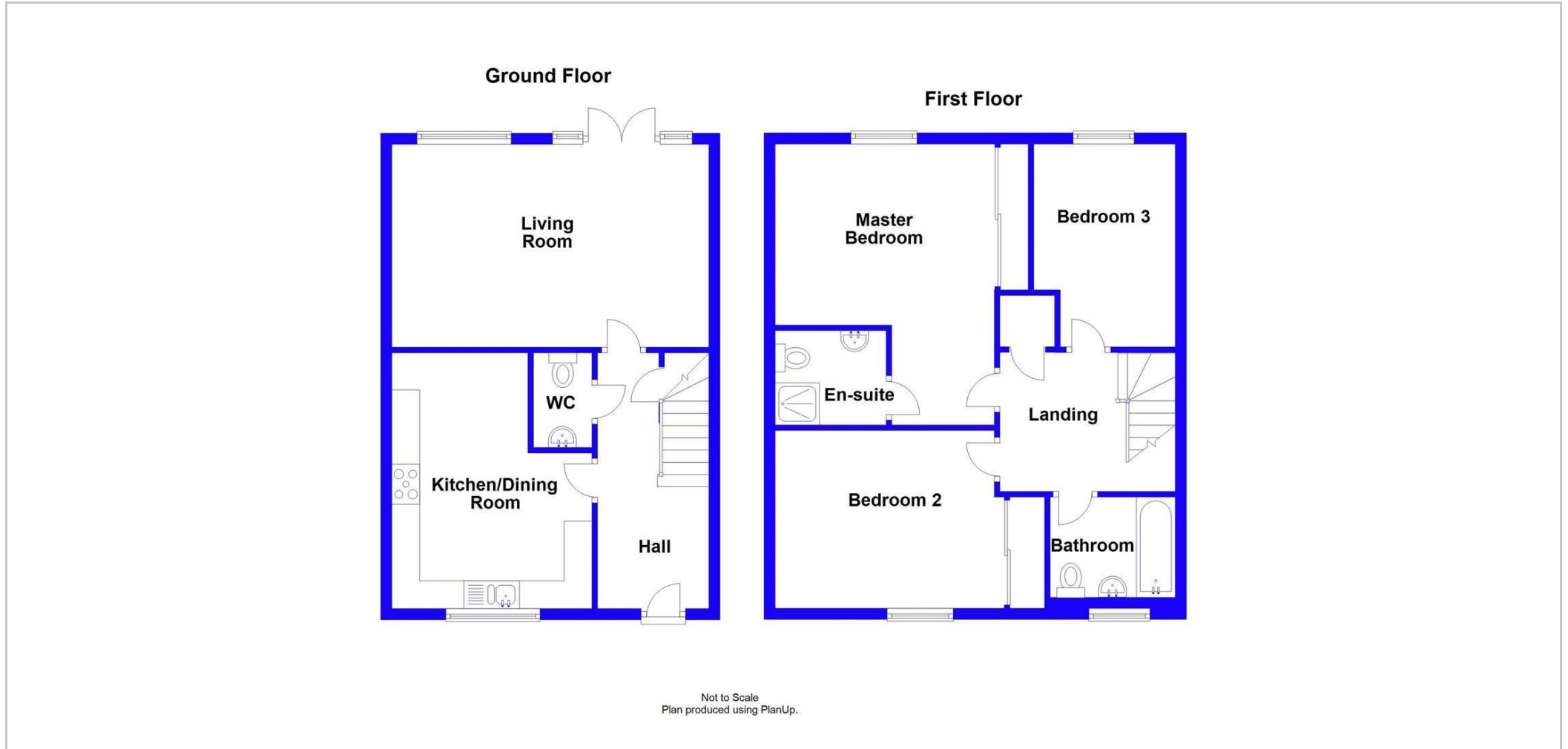
We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk