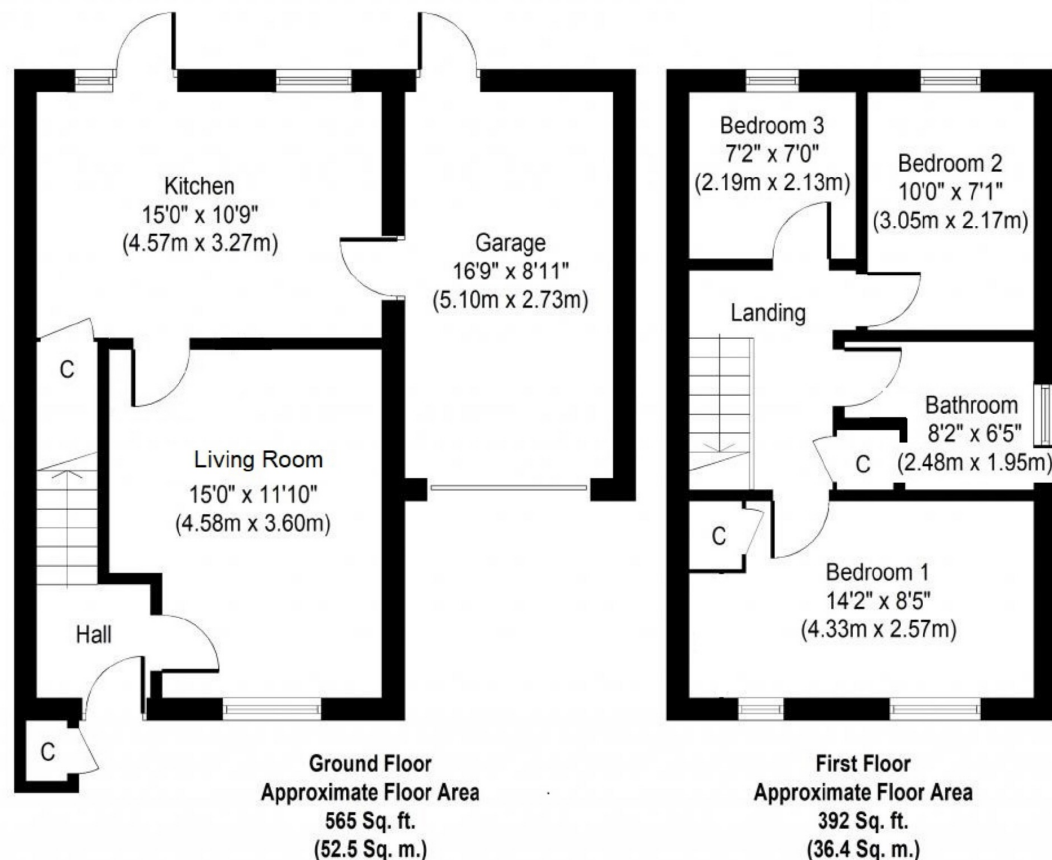


FOR SALE

5 Kings Drive, Baschurch, Shrewsbury, SY4 2DG



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £220,000

5 Kings Drive,
Baschurch, Shrewsbury, SY4 2DG

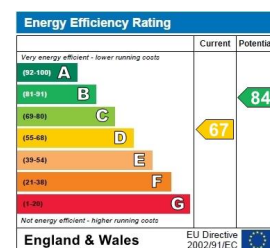
A recently renovated and greatly improved semi detached house, set with garage and delightful landscaped gardens, in the popular rural village of Baschurch.

NO ONWARD CHAIN.

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 Ratings



01743 236444

Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Modern semi-detached home
- Totally redecorated
- New central heating system
- New floor coverings
- New Kitchen and Bathroom
- Landscaped gardens

DIRECTIONS

From Shrewsbury take the B5067 from Coton Hill. Proceed into Baschurch Village and turn right into Kings Drive. Proceed 100 yards and the property will be seen on the right hand side.

SITUATION

The property is conveniently located on this popular residential development. Village amenities are within walking distance and include the popular Corbet School, a number of basic shops, pubs, garage, bowling green and tennis club. Commuters will find that the village is also well placed with easy access to the south to the county town of Shrewsbury with easy access from the north side of the town to the A5, which links via dual carriageway to the M54 motorway on to Telford.

DESCRIPTION

5 Kings Drive has recently undergone an extensive scheme of renovation and improvement. The current owners have introduced a gas fired central heating system and full replacement windows throughout. New suites and fittings have been installed to both the kitchen and bathroom, whilst the internal accommodation has been redecorated throughout. The accommodation comprises a spacious living room,

kitchen/diner, which includes a number of integral appliances, and the dining area which has twin glazed French doors out to the rear garden. To the first floor, there are 3 bedrooms, all served by the bathroom which has a modern white suite. Outside, there is a generous amount of driveway parking which also gives access to the attached garage. The gardens comprise flowing lawns to both the front and rear, together with spacious patio seating areas and floral borders.

ACCOMMODATION

STORM PORCH

With useful storage cupboard. Part glazed and panelled entrance door leading into:

ENTRANCE HALL

With staircase rising to first floor. Door to:

LIVING ROOM

With wall mounted, contemporary remote controlled fire. Coved ceiling. Door to:

KITCHEN DINER

Providing a modern high gloss range of eye and base level storage cupboards and drawers with extensive work surface area over and incorporating sink unit and drainer with mixer tap over. Integral BEKO electric oven and grill with 4 ring BEKO induction hob unit over and COOKE & LEWIS extractor hood. Stainless steel splash. Integral dishwasher. Space for fridge. Wine rack. Breakfast bar eating area. Ceiling down lighters. Access door to garage. Useful built in under stair storage cupboard. Twin glazed French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With access to loft space. Coved ceiling. Built in storage/airing cupboard with slatted shelving. Doors off and to:

BEDROOM 1

With built in wardrobe with hanging rail and shelving.

BEDROOM 2

With coved ceiling.

BEDROOM 3

With coved ceiling.

BATHROOM

With wood effect vinyl flooring. Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboard under and mixer tap over, panelled Heritage bath with mains fed shower over and splash screen. Part tiled walls. Wall mounted electric shaving connection point. Heated towel rail. Bathroom cabinet with mirrored doors.

OUTSIDE

The property is approached over a tarmac driveway which provides generous parking whilst giving vehicular access to the attached garage and pedestrian access to the front and side of the property.

GARAGE

Metal up and over entrance door. Wall mounted BAXI gas fired central heating boiler. Space and plumbing for washing machine. Power and light points. Part boarded loft area. Part glazed access door to rear garden.

THE GARDENS

To the front the gardens offer easily maintained lawns and a low maintenance Cotswold stone herbaceous border containing shrubs and plants. A gated access to the side then leads to the rear. Adjacent to the rear is a flagged path and small patio area which is adjoined by newly laid flowing lawns, which in turn gives access to a generous flagged sun terrace providing an excellent outdoor entertaining space with surrounding potential borders. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Newly fitted gas fired central heating. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands

VIEWINGS

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