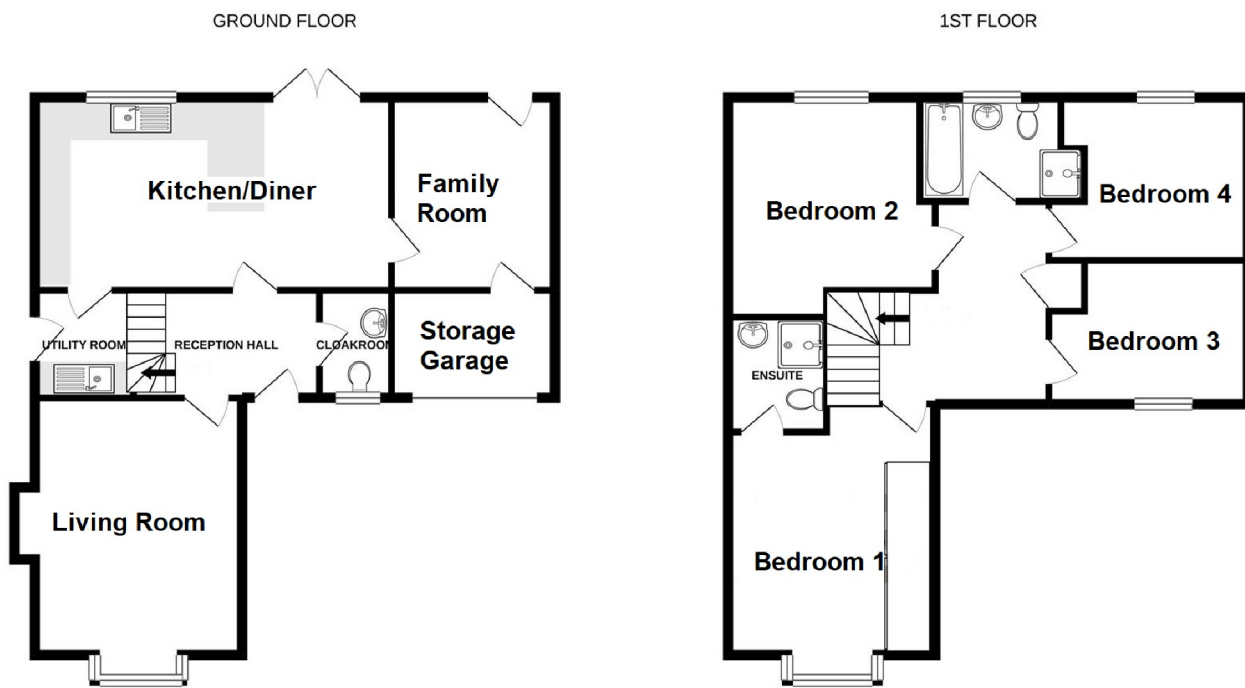


FOR SALE

7 Perryfield Road, Prescott, Baschurch, Shrewsbury, SY4 2DU



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 £390,000

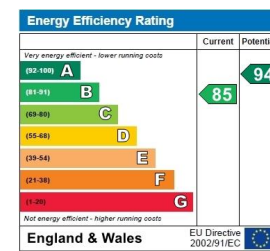
7 Perryfield Road, Prescott, Baschurch, Shrewsbury, SY4 2DU

A most attractively presented and generously proportioned modern detached house, set with well manicured gardens benefiting from beautiful views over farmland with open countryside beyond in this most popular rural village.

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
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MILEAGES: Shrewsbury Town Centre 8 miles, Telford 20.7 miles and Oswestry 11.6 miles. All mileages are approximate.



Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Modern detached house**
- **Attractively presented**
- **4 bedrooms, 2 bathrooms**
- **Well manicured gardens**
- **Countryside views**
- **Popular rural village location**

DIRECTIONS

Proceed out of Shrewsbury along Coton Hill before turning left at the traffic lights along Berwick Road. Proceed past Walford College and just before entering the village of Baschurch take the second exit off the roundabout into Perryfield Road. Follow the road into the development and No 7 will be found on the left.

SITUATION

The property is situated in a most select position on this cul de sac, located on the fringe of the popular village of Baschurch. Baschurch provides an excellent range of amenities including a pub/restaurant, Spar convenience store with full Post Office facilities, tennis club, primary school and the popular Corbett secondary school. A further range of independent schools are available including, Adcote school, Packwood and Oswestry school. There is also a Doctors surgery including a pharmacy within close proximity and a local optician positioned in the village. The county town of Shrewsbury is approximately 8 miles away and has a far more extensive and comprehensive range of both social and leisure facilities together with a rail service.

DESCRIPTION

No 7 Perryfield Road is a highly desirable and attractively presented detached house which will no doubt have wide market appeal. The ground floor boasts a spacious living room with log burning stove, guest cloakroom and feature open plan kitchen diner which provides a range of integral appliances and attractive oak worktops, the dining space has glazed French doors leading onto the rear sun terrace and gardens offering delightful open views. There is also a useful utility room. To the first floor there are four double bedrooms, the master of which has an en-suite shower room while the remaining three are served by the family bathroom which also has a separate shower cubicle.

Outside there is an extensive amount of brick paved driveway parking which gives access to the storage garage. The gardens are predominantly positioned to the rear and comprise an Indian sandstone patio seating area with adjoining flowing lawns and well stocked borders. The views from the rear gardens are delightful and overlook adjoining farmland and countryside beyond.

ACCOMMODATION

Storm porch with panelled part glazed entrance door leading into:

ENTRANCE HALL

With oak boarded flooring, built in understairs storage cupboard and doors off and to:

GUEST WC

With tiled floor and a white suite comprising low level WC, pedestal wash hand basin with tiled splash.

LIVING ROOM

With oak boarded flooring, fireplace with log burning stove and bay window.

KITCHEN DINER

KITCHEN AREA

With tiled floor and providing an attractive range of eye and base level storage cupboards and drawers with oak worktop over incorporating a Belfast sink unit with mixer tap. Rangemaster range style cooker with double oven and grill and 5-ring gas hob unit, Rangemaster extractor hood over, integral fridge freezer, integral dishwasher. Additional work surface area with breakfast bar eating space, ceiling downlighters.

DINING AREA

With tiled floor and twin glazed French doors with full length side panels leading onto the rear sun terrace and enjoying delightful views over the gardens and fields with countryside beyond.

UTILITY

With tiled floor and providing a range of base level storage cupboards with worktop incorporating a stainless steel sink unit

with mixer tap. Integral washing machine, wall mounted gas fired central heating boiler, ceiling downlighters and part glazed door to side.

FAMILY ROOM

With part glazed and panelled access door to rear garden. Door to storage garage.

FIRST FLOOR LANDING

With access to loft space with fitted loft ladder and part boarded. Airing cupboard with radiator and slatted shelving. Doors off and to:

BEDROOM 1

Providing an extensive range of mirror fronted built in wardrobes, attractive bay window and door to:

EN-SUITE SHOWER ROOM

With tiled floor and a white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains fed shower and sliding splash screen. Part tiled walls, ceiling downlighters and extractor fan.

BEDROOM 2

BEDROOM 3

With windows having delightful views over rear gardens and farmland with open countryside beyond.

BEDROOM 4

With beautiful views.

BATHROOM

With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and panelled bath. Separate shower cubicle with mains fed shower, inset tiles and splash screen.

OUTSIDE

The property is approached over a generous brick paved driveway providing parking for numerous vehicles whilst giving pedestrian access to the front and side of the property.

STORAGE GARAGE

With metal up and over entrance door, power and light points.

THE GARDENS

To the front, the gardens offer neatly manicured lawns together with low maintenance borders. The rear gardens are a particularly delightful feature to the property and sitting adjacent to the kitchen diner is a generous Indian sandstone sun terrace providing an excellent outdoor entertaining space with lovely views over the remaining gardens and farmland beyond. Adjoining the sun terrace are some neatly manicured lawns flagged by established herbaceous beds and borders. Purchasers will be delighted to note that the rear gardens benefit from a southerly facing aspect. Timber and felt storage shed, 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, gas and drainage are understood to be connected. 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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