

TO LET



Mount Cottage, Weston Road, Baschurch, Shrewsbury, SY4 2DE

4.11m x 2.36m (13'6 x 7'9)

BEDROOM FOUR

2.69m x 2.26m max (8'10 x 7'5 max)
With built in storage cupboard with shelving.

BATHROOM

With a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls.

OUTSIDE

The property is approached through twin timber electric gates opening through to a large gravelled driveway. Providing space for numerous vehicles giving access to the single garage and pedestrian access to the front and side of the property.

THE GARDENS

The gardens flank the driveway on one side and offer a large expanse of grass together with numerous well stocked herbaceous beds and borders incorporating various shrubs and plants.

Feature pond, attractive aspect over farmland.

GENERAL REMARKS

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644
Council Tax Band ' F '.

TERMS OF LEASE

No smokers, Pets to be declared prior to viewing the property, No DSS
Available on an assured shorthold tenancy, minimum of 6 months.
Monthly rental £1200.00
Deposit: £1800.00

VIEWINGS

Halls, 2 Barker Street, Shrewsbury.
Telephone 01743 236444.



TO LET

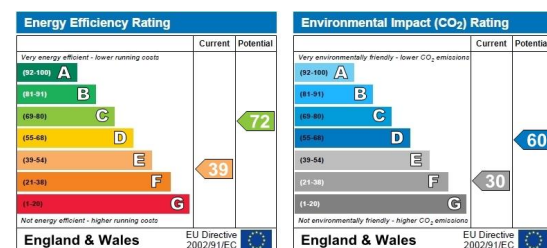
£1,200 PCM

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Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



A most desirable and recently redecorated and improved spacious detached house in delightful gardens with a nature pond and grazing paddock. In all about 1.24 acres.



01743 236444

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



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3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Situated in an attractive rural location
- Spacious living accommodation
- Close to Baschurch & amenities
- Wonderful views
- Gardens & Paddock in total 1.24 ares
- Oil fired central heating

DIRECTIONS

From Shrewsbury take the Berwick Road (B5067) heading north and travel into Baschurch, through the centre up to a crossroads at the far end of the village. Proceed straight across and then the property will be seen the second on the right.

SITUATION

The property is well situated amidst open farmland with some wonderful views, whilst the village of Baschurch is only a short distance away and accessible on foot if required. The village itself provides a good selection of amenities including shops, post office, farm shop, take-aways and restaurants, doctors surgery, pubs, primary school and the popular Corbet School. The property also provides ready access to a number of local towns including

Shrewsbury and its excellent range of amenities, Telford via the A49 and A5/M54 motorway or alternatively north through to Oswestry and Wrexham.

DESCRIPTION

A recently redecorated and improved detached family house providing generous living accommodation available over two floors. Outside there is extensive driveway parking and a garage whilst there are also lawned gardens leading into a grazing Paddock area and pond. In all approx. 1.24 acre.

ACCOMMODATION

STORM PORCH

With oak entrance door and glazed side panels into:

ENTRANCE HALL

With telecom entrance system

LIVING ROOM

6.76m x 4.75m max (22'2 x 15'7 max) With fireplace with brick hearth and surround with timber mantle and open grate. Door to:

'L' SHAPE CONSERVATORY

5.97m x 7.85m (19'7 x 25'9) Being 'L' shaped with tiled floor, wrap around uPVC double glazed windows and polycarbonate roof, glazed access door.

STUDY

4.09m x 2.36m (13'5 x 7'9) With twin glazed uPVC French doors.

DINING ROOM

4.09m x 4.09m max (13'5 x 13'5 max) With exposed ornamental brick fireplace with timber beam. Understairs storage cupboard, glazed French door leading to gardens.

KITCHEN

4.09m x 2.31m (13'5 x 7'7) With tiled floor and a range of pine faced eye and base level units comprising of cupboards and drawers, worksurface over and incorporating a one and a half bowl stainless steel sink unit and drainer with mixer tap over, space and plumbing for dishwasher. Walk in pantry cupboard with fitted shelving.

UTILITY

3.15m x 2.64m (10'4 x 8'8) With tiled floor, solid wood worktop with storage cupboards and drawer under, one and a half bowl sink unit and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted electric heater, part glazed uPVC door to side.

SIDE PORCH

With panelled uPVC door.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM ONE

6.05m x 3.71m (19'10 x 12'2) Built in wardrobe, windows with delightful views. Door to:

EN SUITE BATHROOM

With a suite comprising of low level WC, pedestal wash hand basin, bidet and panelled bath, part tiled walls.

BEDROOM TWO

4.14m x 2.26m (13'7 x 7'5)

BEDROOM THREE