





2 Newtown Baschurch, Shrewsbury, SY4 2AZ
Offers In The Region Of £199,950

A charming mid terraced period property occupying a central location in the highly popular village of Baschurch, with accommodation briefly comprising large sitting room with feature fireplace, Kitchen/ Diner, upstairs there are two good sized bedrooms and recently fitted bathroom. The property has the benefit of double glazing, gas fired central heating and courtyard gardens to the rear. The owners inform us that there is a private allocated parking space, situated to the rear of the property. Baschurch has an extensive range of amenities including senior and junior schools, shops and pubs and doctors' surgery. Early inspection is recommended.



Accommodation comprising: Hardwood front door with leaded glazed inlay leads to:

Sitting Room

15 x 13'4 (4.57m x 4.06m)

With feature brick-built fireplace with raised brick hearth and gas log burner style fire inset, alcoves through the side, feature beams to ceiling, radiator, three wall light points, ample power points, tv aerial socket, staircase leading to first floor, uPVC double glazed window to the front.

From sitting room, archway through to:

Kitchen/ Diner

14'9 x 11'4 (4.50m x 3.45m)

With range of units comprising one and a half bowl single drainer sink unit set into granite effect worksurface, extending to three wall sections with extensive range of cupboards and drawers under and matching splash back, space and plumbing set for washing machine and space for cooker with both gas and electric cooker points, space for upright fridge/ freezer, range of eye level cupboards to two walls, tiled effect vinyl floor covering, range of recessed spot lights, power points, tiled sill to uPVC double glazed wood effect window to the rear with glazed and wooden door alongside leading to:

Rear Porch

5'6 x 4 (1.68m x 1.22m)

With power and lighting points, wall mounted gas fired boiler, supplying domestic hot water and central heating, uPVC double glazed window to the rear, with uPVC panel and glazed service door leading to rear gardens.

From sitting room, staircase leads to:

Landing

With central light point, power point, landing gives access to bedroom accommodation comprising:

Bedroom One

15'2 x 11'2 (4.62m x 3.40m)

With radiator, power and lighting points, large built in airing cupboard/ wardrobe with lagged cylinder with emersion heater, range of shelving and hanging space, uPVC wooden effect double glazed window to the front.

Bedroom Two

11'8 x 8'8 (3.56m x 2.64m)

With radiator, power and lighting points, uPVC double glazed window to the rear, access to roof space.

Bathroom

7'1 x 5'6 (2.16m x 1.68m)

Fitted with modern white suite comprising panelled bath with fitted Triton electric shower with glazed side screen, fully tiled to bath area, pedestal wash basin, WC, half tiled to remaining wall sections, chrome ladder style radiator, wood effect vinyl floor covering, central light point, extractor fan, tiled sill to uPVC double glazed opaque glass window to the rear.

Outside front

The property is approached over a concrete pathway with concrete enclosed small area to the front, retained by low level wall.

Outside Rear

From rear porch out onto concrete and gravelled patio area, enclosed by new fencing, we are informed by the owners that the property has an allocated private parking space situated to the rear of the property accessed from the courtyard garden, outside light and outside water tap.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 23 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: High risk of surface water flooding. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire

Council Tax Band: B

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Take the B5067 Baschurch road, on reaching the village, take the third turning off the roundabout and continue into the centre of the village, continue on past the spar supermarket and the Admiral Benbow Public House and number two Newtown is situated on the left-hand side indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.