





39 Prescott Fields, Baschurch, Shrewsbury, SY4 2EL
Offers In The Region Of £259,995

Offered for sale with no upward chain, a deceptively spacious, three bed semi detached home situated in the sought after village of Baschurch, just 7 miles from the historic town of Shrewsbury and 12 miles from Oswestry. The accommodation briefly comprises: entrance porch, living room, dining room, fitted kitchen, utility, three bedrooms and a bathroom with separate WC. The property benefits from oil central heating, garage and an enclosed rear garden.



Entrance Porch

5'10 x 3'11 (1.78m x 1.19m)

With uPVC double glazed front door, double glazed window to the front and fitted carpets.

Living Room

16'8 x 13'2 (5.08m x 4.01m)

With fitted carpets, open fire grate (suitable for logs only) with tiled hearth, radiator, uPVC double glazed window to the front, archway leads through to:

Dining Room

10'6 x 8 (3.20m x 2.44m)

With fitted carpets, radiator, and uPVC double glazed French doors leading out onto the rear gardens.

Kitchen

10'8 x 8'6 (3.25m x 2.59m)

Fitted with a range of units, worktops with single bowl sink inset, vinyl flooring, single glazed window to rear, radiator, door leading to pantry.

Utility

10'6 x 7'5 (3.20m x 2.26m)

With vinyl floor covering, two wall cupboards, oil boiler, single glazed window to the side and rear, wooden door to the side gives access to the rear garden.

Garage

16'6 x 8'3 (5.03m x 2.51m)

With concrete flooring and single glazed window to the side.

Landing

9'11 x 6'5 (3.02m x 1.96m)

With fitted carpets, wooden banister, single glazed window to the side, access to roof space, door to airing cupboard.

Bedroom

12'11 x 9'10 (3.94m x 3.00m)

With fitted wardrobes, fitted carpet, radiator, and uPVC double glazed window to the front.

Bedroom

9'1 x 8'6 (2.77m x 2.59m)

With fitted wardrobe, fitted carpets, radiator and secondary glazed window to the rear.

Bedroom

8'8 x 6'10 (2.64m x 2.08m)

With fitted carpet, radiator and uPVC double glazed window to the front.

Shower Room

5'5 x 5'2 (1.65m x 1.57m)

Fitted with modern white suite including shower cubicle with side screen and shower unit over, wash hand basin, vinyl floor covering, half tiling to walls, radiator and single glazed window to the rear.

Separate WC

5'5 x 2'9 (1.65m x 0.84m)

With fitted carpet, low flush wc, radiator and single glazed window to the side.

Outside

The property is approached via a concrete driveway providing off-road parking and access to the garage, with a front garden laid to lawn. To the rear, the garden is predominantly laid to lawn with stone and patio areas, featuring a pond and enclosed by fencing and hedging.

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, water and drainage services are connected. The property has oil central heating. We understand the Broadband Download Speed is: Basic 18 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

SURVEYS

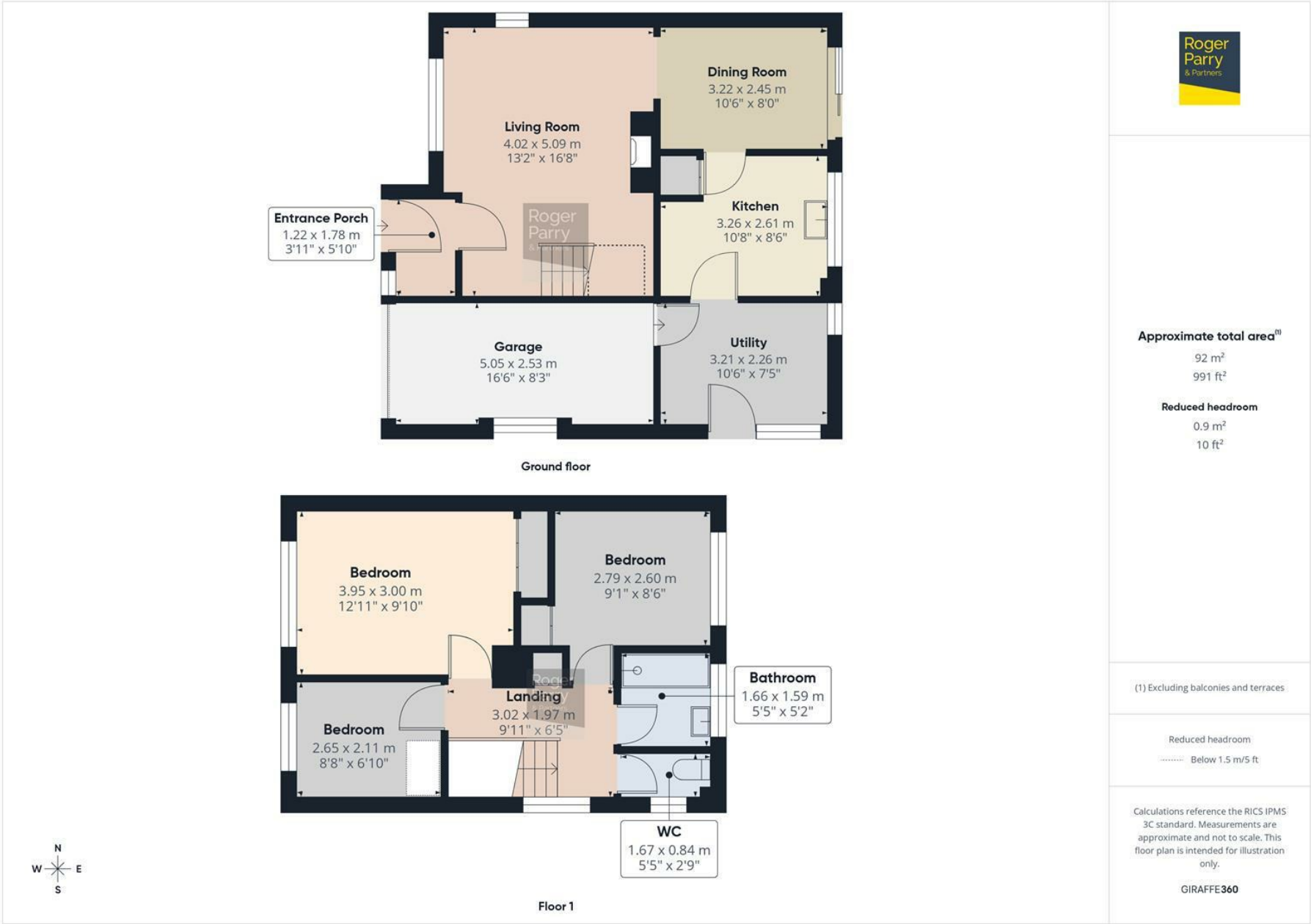
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating:

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.

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

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& Partners



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 a 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.