



The Coach House 4 Church View, Baschurch, Shrewsbury

The Coach House

4 Church View, Baschurch,
Shrewsbury SY4 2GD

A delightful three/four
bedroom barn conversion
with double car port and
garden in the popular
village of Baschurch

Shrewsbury 8.6 miles,
Oswestry 10.8 miles,
Ellesmere 11 miles, Telford 22.4 miles

Open plan sitting room/dining room
and kitchen | Study/snug | Utility room
W.C | Three/four bedrooms (2 with en
suite shower room) | Family bathroom
Double car port | Parking | Garden
EPC rating C

The property

The Coach House is a spacious
3/4 bedroom semi-detached barn
conversion situated on a select
development within the popular village
of Baschurch. The property has light
and well-proportioned accommodation
with an impressive open plan sitting
room/dining room and kitchen at its
centre. This is a fantastic and sociable
space with two sets of French doors,
one of which leads out to the garden.
The fitted kitchen has a good range
of units topped with granite work
surfaces, a fridge/freezer, dishwasher
and electric range with gas hob.

There is a study/snug situated to
the rear of the property which could
be used for a variety of purposes.
The utility room and W.C complete the
ground floor accommodation.

There are three double bedrooms
on the first floor, two of which have
en suite shower rooms and fitted
wardrobes. The third bedroom is
currently used as one bedroom, but
could be very easily split in to two
rooms, if required. The family bathroom
has a bath and separate shower.

Location

The Coach House is situated on a
popular development in the heart of
Baschurch which has numerous local
amenities including a post office, doctors
surgery and well renowned public house.
Further afield lie the County Town of
Shrewsbury and the market town of
Oswestry, each providing extensive
shopping, leisure and social facilities.
There is a wide range of state and private
schools available in the area including
the Corbet School in Baschurch and
Packwood Haugh Preparatory School in
the nearby Ruyton XI Towns.

The A5 provides easy links to
Shrewsbury in the south and to
Oswestry and Chester in the north.
There are regular train links from
Gobowen and Shrewsbury providing
easy access to Birmingham, London
and beyond. Regional airports include
Birmingham International, East
Midlands and Manchester International.





Outside

The garden is predominantly laid to lawn and partially walled, with raised beds. There is a paved seating area running along the rear elevation of the property which is ideal for outdoor entertaining. The property has a double car port in addition to parking for several cars.

General

Services: Mains water, drainage, electricity and gas are connected. (Underfloor heating throughout the ground floor).

Council tax: Band F

Local authority: Shropshire Council
0345 678 9000.

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

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

From Shrewsbury take the Berwick Road (B5067) to Baschurch. Continue along this road, taking the right hand turning at the roundabout onto the Shrewsbury Road. Go straight over the mini roundabout and proceed along this road for just under half a mile before taking the left hand turning to Nobold. Continue along this road taking the left hand turning on to Bassa Road. Follow the road round to the right where the property will be found on the right hand side.

Shrewsbury

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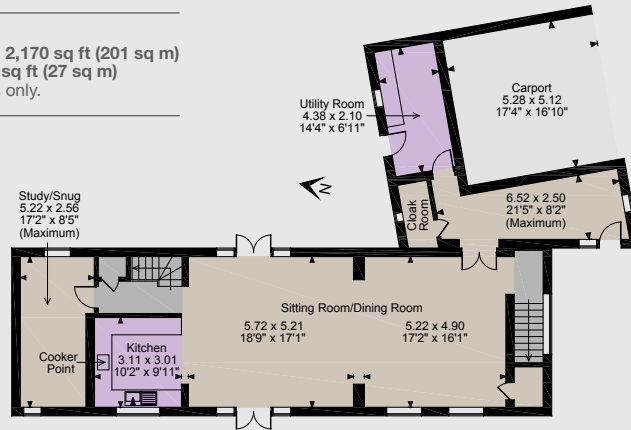
55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

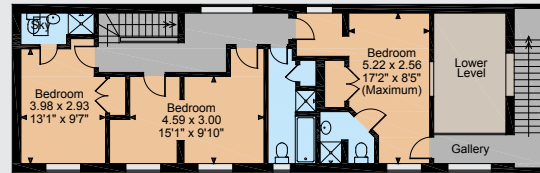
Main House internal area 2,170 sq ft (201 sq m)

Garage internal area 291 sq ft (27 sq m)

For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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