



SAMUEL WOOD

8 All Saints Way, Prescott, Baschurch, Shrewsbury, Shropshire, SY4 2FE

Asking Price £425,000



# 8 All Saints Way

Prescott, Baschurch, Shropshire, SY4 2FE



- Beautifully Presented Family Home
- Four Well Proportioned Bedrooms
- Spacious Living Room
- Contemporary Bathroom
- Gas Central Heating
- High Specification Open Plan Kitchen Diner
- En-Suite to Master Bedroom
- Private Cul-De-Sac Position
- Landscaped Gardens, Driveway & Detached Garage
- EPC Rating B

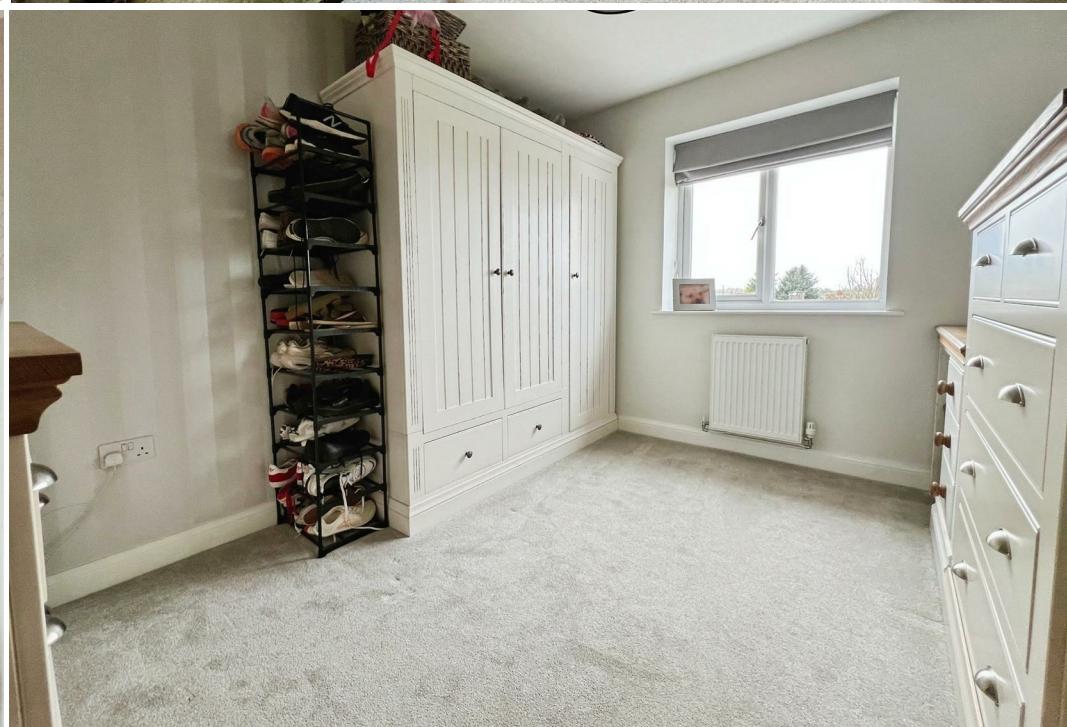
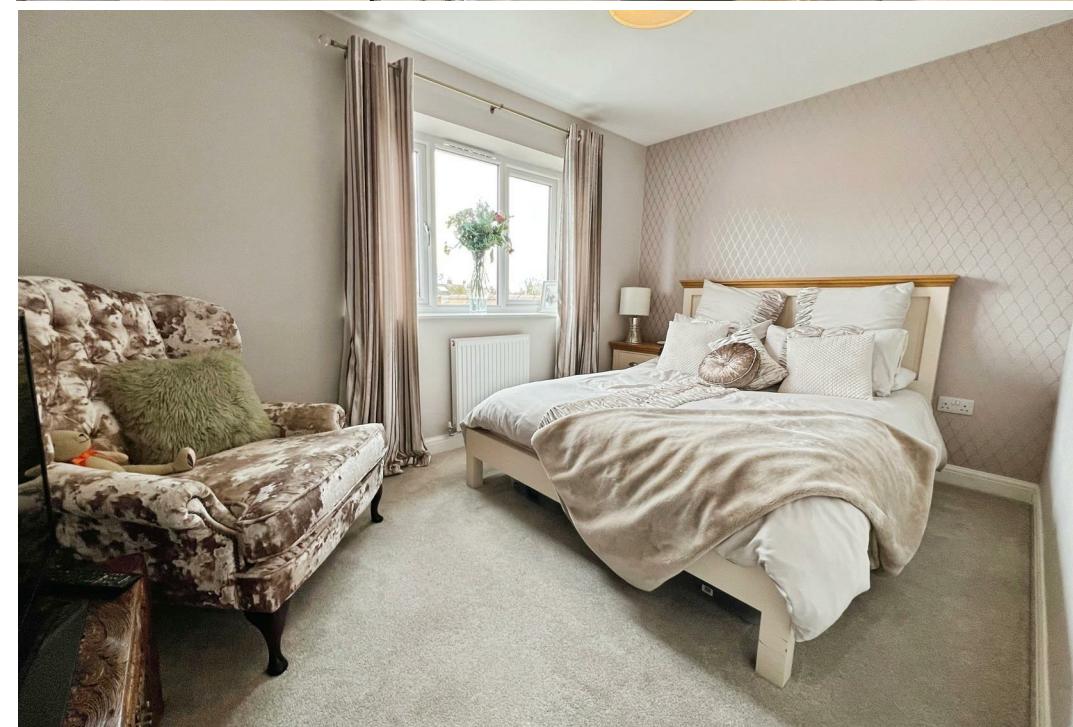
Samuel Wood is delighted to offer for sale this beautifully presented family home on All Saints Way in Baschurch, Shropshire. Occupying a highly desirable private cul-de-sac position the property boasts a well designed layout incorporating high specification contemporary living spaces, complemented by landscaped gardens, generous driveway and a detached garage. Nestled in the popular village of Baschurch offering useful local amenities such as a shop, pubs, a garage, doctors surgery, within good school catchment and close to practical road links. Viewing is highly recommended by the selling agent.

The ground floor of 8 All Saints Way immediately impresses with its welcoming hallway, setting the tone for this contemporary detached family home. A well-proportioned study provides the perfect space for home working, while the spacious living room offers a comfortable setting for relaxing and entertaining. The heart of the home is the high specification open-plan kitchen diner, beautifully appointed with sleek quartz worktops, built-in Zanussi appliances, a newly installed ceiling extractor, and a new radiator. Double doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living. A convenient WC and a separate utility room with side access to the driveway complete the thoughtfully designed ground floor layout.

Upstairs, the first floor continues to deliver generous and well-balanced accommodation. There are four bedrooms in total, three of which are comfortable doubles, making this an ideal home for growing families. The principal bedroom benefits from a high specification en-suite shower room, finished in a contemporary style. The remaining bedrooms are served by a modern family bathroom, equally well-appointed and designed with both practicality and style in mind. Most of the bedrooms enjoy pleasant rural views, enhancing the sense of space and tranquillity that this home offers. The loft space is partially boarded for storage.

Externally, the property occupies an enviable position within a private cul-de-sac and is complemented by landscaped gardens that provide an attractive and low-maintenance outdoor space. There is outside power supply to the front and rear plus cold water tap. A detached garage offers secure parking or additional storage, while the 3/4 car driveway ensures ample off-road parking for residents and visitors alike. Altogether, 8 All Saints Way presents a superb opportunity to acquire a stylish and spacious four-bedroom family home in a desirable Shropshire village setting.

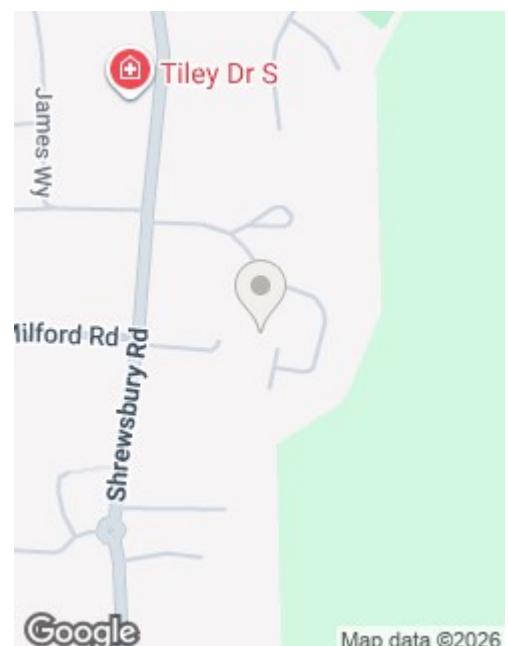






## Directions

What3words: ///awards.thumb.duos



Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16Mbps & Superfast 80Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Service charge for communal green maintenance £225 pa

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





## Floor Plans



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1357 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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