



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Ronalea, Station Road, Baschurch, Shrewsbury,
SY4 2BB**

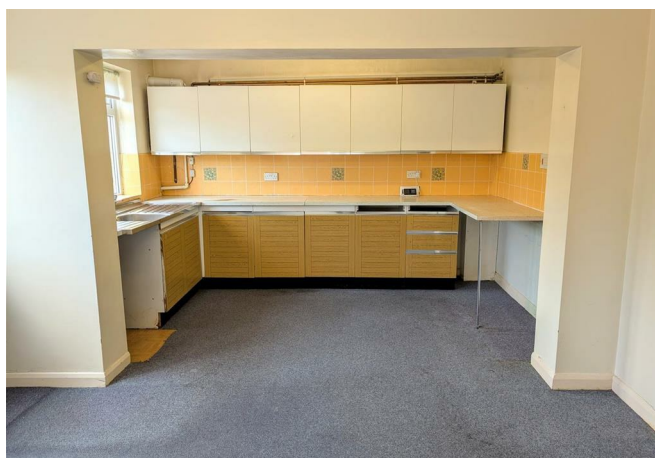
£300,000

To view this property please call us on **01743 236 800** Ref: C7704/WM/KQ

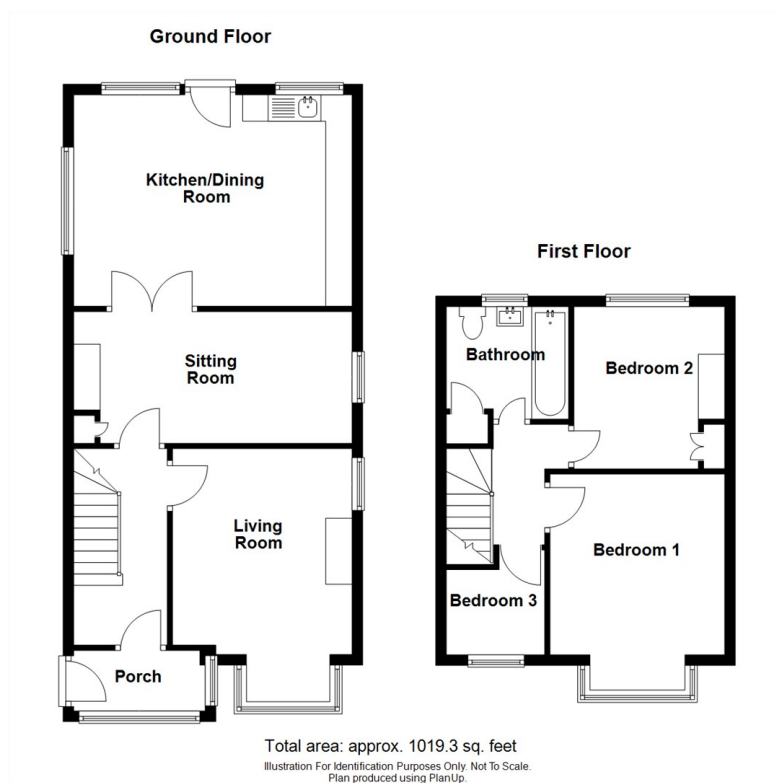
A spacious three bedroom detached house requiring modernisation and improvements throughout.

This three bedroom detached house, requires modernisation and improvement, but provides spacious accommodation briefly comprising; entrance porch, entrance hall, living room, sitting room, kitchen/dining room, three bedrooms and bathroom. Extensive gardens and ample parking. The property benefits from gas fired central heating.

The property is located on a substantial plot, in the desirable village of Baschurch, approximately 8 miles north west of Shrewsbury, close to excellent local amenities, including the renowned Corbett School, village shop, public house, doctors surgery and a Church.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

12'10" x 11'2" (3.90m x 3.40m)
Box window to the front

SITTING ROOM

8'2" x 17'3" (2.50m x 5.27m)
Double doors to:

KITCHEN / DINING ROOM

13'2" x 17'3" (4.01m x 5.27m)
Door to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

11'3" x 10'10" (3.43m x 3.31m)



BEDROOM 2

10'1" x 9'5" (3.07m x 2.86m)

BEDROOM 3

5'3" x 6'2" (1.61m x 1.87m)

BATHROOM

Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

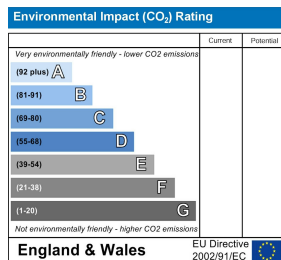
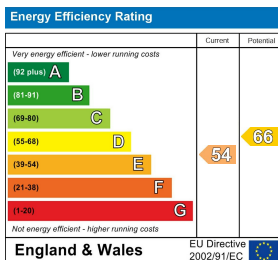
The property is approached over a long gravelled driveway providing ample parking, flanked by front garden laid to lawn with well stocked shrub beds and borders.

The gravelling continues down the side of the property to the extensive REAR GARDEN, with a large gravelled area providing seating/entertaining space, large lawn area with mature trees and shrub borders.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B5067 to Baschurch. On reaching Prescott, turn right at the roundabout, continuing on the B5067 to Baschurch. At the cross roads, turn right onto Station Road. Proceed for a further distance where the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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