



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot, 41, The Adcote, Station Road, Baschurch,
Shrewsbury, SY4 2BG**

£399,995 Region

To view this property please call us on **01743 236 800** Ref: C7445/GM/KQ

The Adcote is a spacious modern family home with an integral single garage.

The Adcote is a spacious modern family home with an integral single garage. The accommodation briefly comprises; entrance hall, cloakroom, living room, open plan kitchen and dining room area with underfloor heating, utility. Master bedroom with en suite shower room, three further bedrooms and bathroom. Single garage and parking with car charging point. Gardens. The property also benefits from air source heating and double glazing.

Baschurch is a thriving North Shropshire village, located approximately 8 miles north of Shrewsbury and 11 miles south of Oswestry. This fantastic location is perfect for those looking to embrace a rural way of life without compromising on excellent local amenities and good road links.

Boreatton Fields is a development of 48 homes which includes 2, 3 and 4 bedroom properties with a choice of 11 different home styles. The vibrant village of Baschurch boasts 2 pubs/restaurants, a convenience store with full post office facilities, tennis club, primary school and the popular Corbet secondary school. A further range of independent schools are available including Adcote school, Packwood Haugh and Oswestry school. A local doctor's surgery, pharmacy and optician are also within close proximity. Shropshire's largest market town, Shrewsbury is only a 10 minute drive away, Shrewsbury also has a train station with direct line services to Birmingham, Manchester, Cardiff and Holyhead.



FLOOR PLANS

Key Details & Measurements

1333 sqft

Ground Floor

(L x W)

Hall	4.53m (max) x 2.04m (max)
Living Room	5.45m (max) x 3.18m
Kitchen/Dining	3.88m (max) x 6.20m
WC	1.86m x 0.86m
Utility	2.32m x 2.14m
Garage	4.82m x 2.79m



First Floor

Landing	4.98m (max) x 2.26m (max)
Bedroom 1	3.44m (max) x 3.18m (max)
En-Suite	2.29m (max) x 1.57 m (max)
Bedroom 2	3.76m (max) x 3.18m
Bedroom 3	2.49m (max) x 4.01m (max)
Bedroom 4	2.34m x 4.44m
Bathroom	2.96m (max) x 2.36m



Plots 13, 14, 21 & 24 are the mirror image of the drawing above

INSIDE THE PROPERTY**ENTRANCE HALL****CLOAKROOM**

Wash hand basin, wc

LIVING ROOM

17'10" x 10'5" (5.45m x 3.18m)

OPEN PLAN KITCHEN / DINING ROOM

12'8" x 20'4" (3.88m x 6.20m)

UTILITY

7'7" x 7'0" (2.32m x 2.14m)

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

11'3" x 10'5" (3.44m x 3.18m)

EN SUITE SHOWER ROOM**BEDROOM 2**

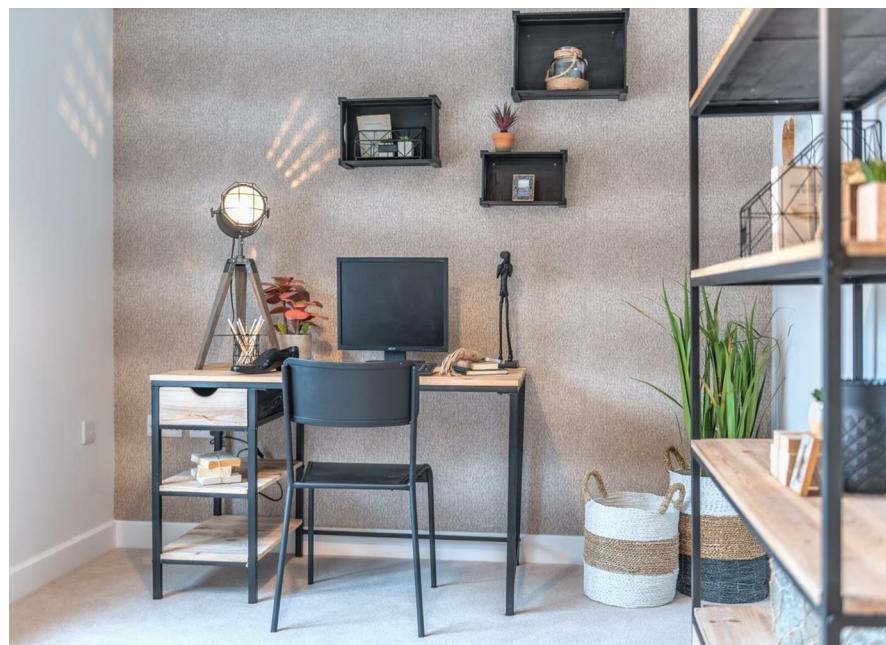
12'4" x 10'5" (3.76m x 3.18m)

BEDROOM 3

8'2" x 13'1" (2.49m x 4.01m)

BEDROOM 4

7'8" x 14'6" (2.34m x 4.44m)

BATHROOM**OUTSIDE THE PROPERTY****GARAGE**

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the B5067 Berwick Road, through Walford Heath and into Baschurch. At the island turn right continuing through Baschurch. Proceed to the cross roads, turning right, sign posted to Myddle. Boreatton Fields will be found on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

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:

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.

FIND OUR PROPERTIES ON:



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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.



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