



FOR SALE

Offers in the region of £349,995

Ottery, Prescott Road, Prescott,
Baschurch, Nr Shrewsbury, SY4 2DP

A very well presented and surprisingly spacious 4 bedroom detached village house with an extensive drive, attached garage and lovely gardens, situated in a most pleasant and convenient village location.



Shrewsbury (8.5 miles), Wem (9 miles), Ellesmere (11 miles), Oswestry (11 miles).
(All Distances Approximate)



- **Deceptively spacious family house**
- **Well presented & versatile accommodation**
- **2 Ground floor Bedrooms**
- **Attractively landscaped gardens**
- **Popular & convenient village location**
- **Internal inspection required**

DESCRIPTION

Halls are delighted with instructions to offer Ottery, Prescott road, Baschurch, for sale by private treaty.

Ottery is a very well presented and surprisingly spacious 4 bedroom detached village house with drive, attached garage and lovely gardens, situated in a most pleasant and convenient village location.

The internal accommodation, which has been greatly improved and very well maintained by the current vendors, currently provides, on the ground floor, a Reception Hall, Study, Lounge/Diner, Kitchen/Breakfast Room, two Bedrooms and a Family Bathroom, together with two first floor Bedrooms (both with Juliette balconies) and a Shower Room. There is an external WC, useful covered side entrance area and a laundry area. The property has the benefit of a oil fired central heating system and is double glazed throughout.

Outside, the property is complimented by an extensive drive to the front providing ample parking and manoeuvring space leading to the attached single Garage.

The gardens are a super feature of the property and have been attractively landscaped to include a paved patio area to the rear providing an ideal outdoor entertaining space, leading on to good sized lawns with various well stocked floral and herbaceous borders. The gardens are well established and are enclosed by mature hedging.

The sale of Ottery does, therefore, provide a rare opportunity for purchasers to acquire a 4 bedroom detached family house offering extremely versatile accommodation with lovely gardens, situated in this particularly convenient and pleasant village location.

SITUATION

Ottery is situated in a convenient location, within walking distance of the centre of the popular North Shropshire village of Baschurch. Baschurch is a thriving village which has an excellent range of local shopping, recreational and educational facilities including a local Spar convenience store, popular pubs/eateries, Chinese & Indian takeaways aswell as the noted Baschurch primary school and Corbet mixed secondary School. The larger centre of Shrewsbury (8.5 miles), is within a short drive and provides a more comprehensive range of amenities of all kinds.

DIRECTIONS

From the centre of Baschurch (with the Spar convenience store on your left hand-side), proceed in the direction of Shrewsbury for a short distance and the property will be situated on your right hand-side identified by a Halls For Sale board.

THE ACCOMMODATION COMPRISES:

With upvc double glazed entrance door, upvc double glazed windows to side and door in to the:

RECEPTION HALL

With a door into the:

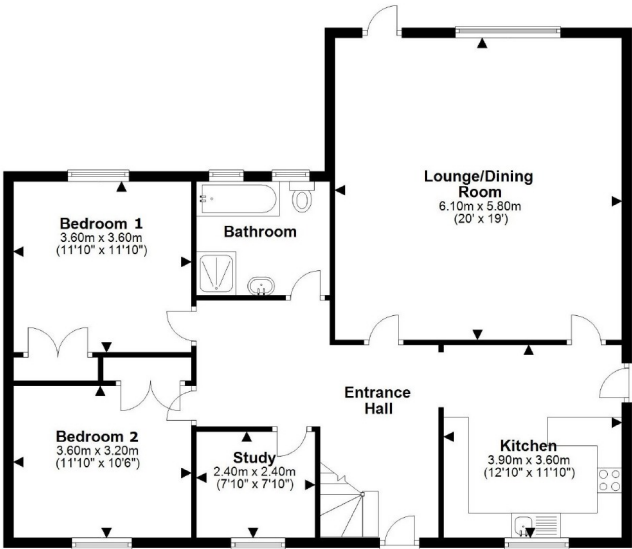
STUDY

7'10" x 7'10" (2.40m x 2.40m)

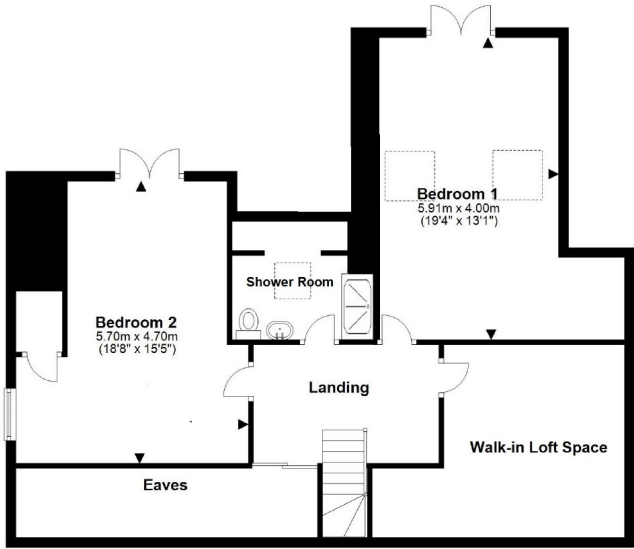
With a upvc double glazed window to the front elevation, radiator, coving to ceiling.



Ground Floor
Approx. 107.0 sq. metres (1151.6 sq. feet)



First Floor
Approx. 95.8 sq. metres (1031.3 sq. feet)



Total area: approx. 202.8 sq. metres (2182.8 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



LOUNGE / DINING ROOM

20'0" x 19'0" (6.10m x 5.80m)

A large square room with an open fire set on an attractive lime stone hearth with matching surround, wall-mounted thermostat control heating unit, two upvc double glazed windows overlooking the rear garden with upvc double glazed door giving access to the rear garden and a door in to:

KITCHEN / BREAKFAST ROOM

12'10" x 11'10" (3.90m x 3.60m)

With a tiled floor and a fitted kitchen including a range of eye level and base units with integrated cupboards and drawers, integrated Bosch oven with Bosch oven microwave above, Bosch four ring induction hob with Neff stainless steel cooker canopy over, integrated Bosch dishwasher, a range of fitted worktops with inset 1.5 bowl sink drainer unit (H&C) with mixer tap over, integrated Bosch fridge, corner display unit, upvc double glazed window to front elevation, breakfast bar, radiator and partly glazed door to covered side entrance.

GROUND FLOOR BEDROOM 1

11'10" x 11'10" (3.60m x 3.60m)

With parquet wooden flooring, upvc double glazed window overlooking rear garden, radiator, built-in triple wardrobe with storage cupboards above and coving to ceiling.

GROUND FLOOR BEDROOM 2

11'10" x 10'6" (3.60m x 3.20m)

With a upvc double glazed window to front elevation, radiator, coving to ceiling and built-in double wardrobe with storage cupboards above.



GROUND FLOOR FAMILY BATHROOM

With underfloor heating, a tiled panelled bath (H&C), double width shower cubicle (H&C) with mixer shower over, pedestal wash hand basin (H&C), low flush wc, tiled floor, part tiled to walls, two upvc double glazed windows to rear elevation, extractor fan, radiator with heated towel rail, recessed spotlights to ceiling.

FIRST FLOOR LANDING AREA

With eaves storage, walk-in loft space and doors in to the following:

BEDROOM 1

19'5" x 13'1" (5.91m x 4.00m)

With upvc double glazed french doors giving access to a Juliet balcony overlooking the rear garden, two Velux windows, radiator, television aerial point.

BEDROOM 2

18'8" max x 15'5" max (5.70m max x 4.70m max)

With upvc double glazed french doors giving access to Juliet balcony overlooking the rear garden, upvc double glazed window to side, wardrobe, television aerial point, radiator.

SHOWER ROOM

With a shower (H&C), low flush wc, pedestal wash hand basin (H&C) with tiled splash surround, under eaves storage, velux roof window to rear, towel rail, recessed spotlights and extractor fan to ceiling.

OUTSIDE

To the front of the property, a gated access leads to a generous tarmac parking area leading to the attached:



GARAGE

23'9" x 10'7" (7.24m x 3.23m)

With a loft over, glazed window to side elevation, service door giving access to:

COVERED SIDE ENTRANCE

34'6" x 4'0" max reducing 3'0" (10.52m x 1.22m max reducing 0.91m)

With a part polycarbonate roof, upvc double glazed door giving access to the rear garden, useful store with power and light laid on.

EXTERNAL WC

With a low flush wc, pedestal wash hand basin (H&C), part tiled to walls, tiled floor.

LAUNDRY AREA

10'5" x 7'2" (3.18m x 2.18m)

With base unit with fitted worktop with 1.5 bowl sink drainer unit (H&C) with mixer tap over, floor-mounted oil fired central heating boiler, upvc double glazed window overlooking rear garden.

GARDENS

The gardens are a super feature of the property and have been attractively landscaped by the current Vendors.

The front garden is laid to lawn with borders containing a variety of shrubs, plants and bushes.

The rear garden includes an extensive paved/gravelled area providing an ideal outdoor entertaining space leading on to lawned gardens with well stocked floral and herbaceous borders containing a variety of maturing shrubs, bushes and trees The rear garden is enclosed by mature hedging.

There is a timber garden storage shed and outside cold tap.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register. The payment for 2019/2020 is £2,135.06.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

FOR SALE

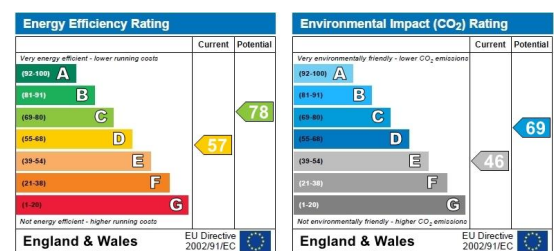
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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