



## 3 Dove Meadow, Baschurch, Shrewsbury, Shropshire, SY4 2GA

**£750,000**

A luxurious 5 bedroom detached home - one of just five in a select village development. The generous, high specification accommodation includes: Impressive Hall, Cloakroom/WC, 2 Reception Rooms, Quality Conservatory, Amazing Kitchen/Family Room, Utility Room, 2 En Suite Shower Rooms, Family Bathroom, Integral Double Garage, Underfloor Heating, Attractive Landscaped Gardens. Viewing Essential For Full Appreciation.



### 3 Dove Meadow, Baschurch, Shrewsbury, Shropshire, SY4 2GA 3171

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The property enjoys gas fired under floor heating to both floors, central vacuum system, log burner in the Living Room, bespoke Kitchen with granite work surfaces, BT and Sky points to all main rooms, integrated hi fi system, oak internal doors, skirting, architraves etc., high quality Bathroom suites and furniture.

#### Accommodation comprises

Canopied Entrance Porch, double glazed composite entrance.

#### Impressive Entrance Hall

Slate tile flooring, under stair storage cupboard. Staircase with display lighting leads to spacious galleried First Floor Landing.

#### Cloakroom/WC

Fitted with white 2 piece suite including wash basin, WC with cupboards around, slate flooring, half tiled walls, double glazed side window.

#### Stunning Living Room 26' 8" x 14' 2" (8.12m x 4.31m)

Fireplace recess with exposed brickwork, slate hearth and wooden surround with inset cast glass fronted wood burner, wall and ceiling lights, double glazed front window, double glazed french doors to Conservatory and double doors to Dining Room.

#### Conservatory 12' 1" x 10' 4" (3.68m x 3.15m)

Victorian style brick and double glazed conservatory with clear glass roof, tiled floor, french doors to Garden.

#### Dining Room 13' 10" into bay x 13' 2" (4.21m x 4.01m)

Walk in double glazed bay window, double doors to Family Room/Kitchen.

#### Family Room/Kitchen 29' 4" x 12' 7" (8.93m x 3.83m)

Ceramic tile flooring, excellent range of cream fronted units with solid granite work tops with granite drainer, stainless steel bowl and waste disposal, integrated, dishwasher, Rangemaster 5-ring dual fuel range, American style fridge/freezer, 3 double glazed side windows and french doors provide access to Garden.

#### Rear Lobby

Walk in Pantry with tiled flooring, shelving and double glazed side window. Door to Integral Double Garage.

#### Utility room 8' 9" x 5' 11" (2.66m x 1.80m)

Cream fronted units, work surface, 1 1/2 bowl sink unit, tiled flooring, stable door and window to the side.

#### Integral Double Garage 24' 4" x 16' 8" (7.41m x 5.08m)

Electric up and over door, window and service door to the rear, cold water tap, gas fired boiler supplying under floor heating system and domestic hot water.

#### Galleried First Floor Landing

Double glazed window.

#### Bedroom 1 With Dressing Room 18' 1" x 14' 1" (5.51m x 4.29m)

Approached into Dressing Room with double glazed front window, wide opening into Bedroom with 4 double glazed dormer windows, double and single built in wardrobes.

#### En Suite Shower Room

Fitted with white 3 piece suite including corner shower cubicle, wash basin, WC, range of cupboards and drawers, tiled flooring and walls, double glazed window.

#### Bedroom 2 14' 4" x 13' 5" (4.37m x 4.09m)

Double glazed window overlooking rear Garden, built in double wardrobe.

#### En Suite Shower Room

Fitted with 3 piece suite including large shower cubicle with low profile tray, contemporary circular wash basin set to wooden stand, WC, fully tiled walls and flooring, towel rail, double glazed window.

#### Bedroom 3 14' 4" x 10' 8" (4.37m x 3.25m)

Built in double wardrobe, double glazed window.

#### Bedroom 4 12' 8" x 12' 0" (3.86m x 3.65m)

2 double glazed windows, double built in wardrobe.

#### Bedroom 5 14' 8" x 10' 0" (4.47m x 3.05m)

3 double glazed windows, built in double wardrobe.

#### Family Bathroom

Fitted with contemporary 4 piece suite including Victorian style bath with side mixer tap and shower fitting, corner shower cubicle, circular wash basin set to granite surface, WC, ceramic tile flooring, fully tiled walls, double glazed rear window.

#### Outside

The property enjoys a choice position in a select cul de sac of only 5 properties, wide pink tarmac driveway provides ample parking and turning space with access to Double Garage.

#### Garden

Extensive Garden approached onto flagged patios with the majority of the garden offering lawn with selection trees and variety of well stocked beds and borders. 2 Cold water taps, power socket and various external lighting points.

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone 01743 248351

VACANT POSSESSION UPON COMPLETION



## FLOOR PLANS FOR GUIDANCE ONLY

**Energy Performance Certificate** HM Government

3 Dove Meadow, Newtown Road, Baschurch, SHREWSBURY, SY4 2AY  
 Dwelling type: Mid-terrace house Reference number: 2398-1021-0398-7702-6934  
 Date of assessment: 28 August 2012 Type of assessment: SAP, new dwelling  
 Date of certificate: 28 August 2012 Total floor area: 73 m<sup>2</sup>

Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,101</b>
<b>Over 3 years you could save:</b>	<b>£ 132</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 144 over 3 years	You could save £ 132 over 3 years
Heating	£ 639 over 3 years	£ 651 over 3 years	
Hot Water	£ 249 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,101</b>	<b>£ 966</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

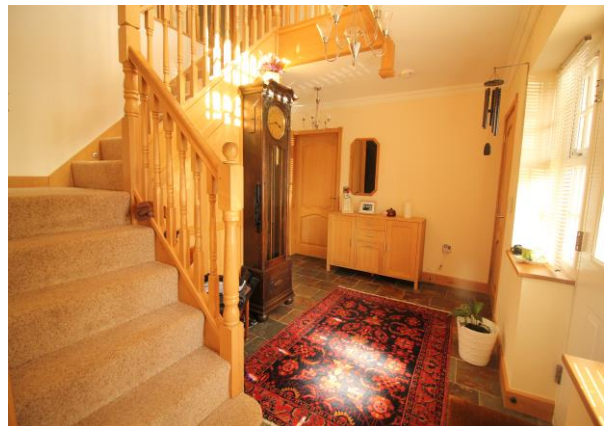
**Energy Efficiency Rating**

Current	Potential
82	95

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 6). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£ 16	£ 63
2 Solar water heating	£4,000 - £6,000	£ 76
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**