

# Town & Country

Estate & Letting Agents



**17 Nobold, Baschurch, SY4 2DZ**

**Offers In The Region Of £395,000**

In the charming area and highly sought after area of Nobold, Baschurch, this delightful semi-rural property offers a perfect blend of character and modern living. The home boasts a rich history while providing ample space for contemporary family life. The residence features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The property includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed, ensuring a comfortable flow throughout the home. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. Outside, the beautiful, landscaped enclosed gardens provide a private sanctuary, ideal for outdoor activities, gardening, or simply relaxing in the fresh air. The semi-rural setting offers a peaceful lifestyle while still being conveniently located near local amenities and transport links. This property presents a wonderful opportunity for those looking to embrace a tranquil lifestyle in a picturesque setting. With its blend of historical charm and modern convenience, this home is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own.

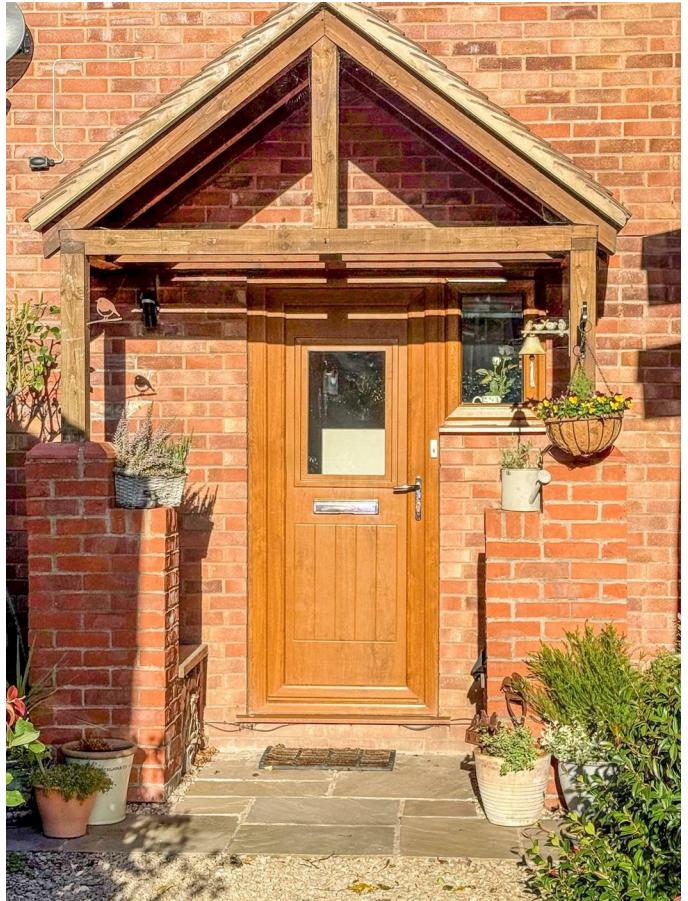
## Directions



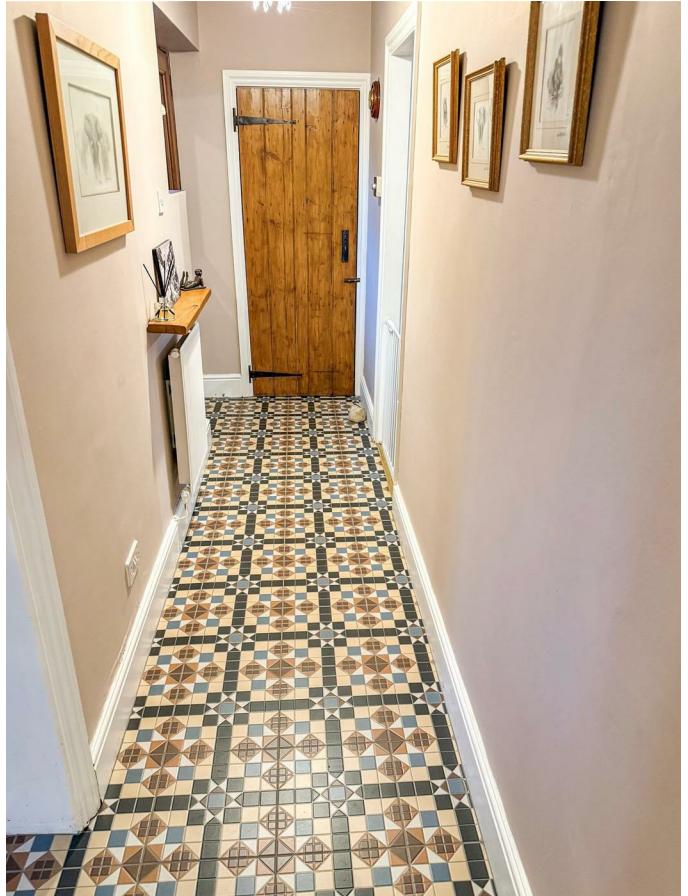
From our Oswestry office proceed out of the town and head towards Shrewsbury. At the mile end roundabout proceed straight over towards Shrewsbury. Continue along the A5 and turn left signposted Ruyton XI Towns. Follow the road passing through the village towards Baschurch. On entering the village take the first right signposted Nobold. Follow the lane along bearing left by the Church. Take the first turning right and follow the road down for approximately 150 metres. The road forks onto a lane to the right. Follow this lane down where the property will be found on the right hand side.

## Accommodation Comprises

## Porch



## Hallway



The hallway has a part glazed door to the front with

canopy porch over leading into the hallway with decorative tiled flooring, radiator and a window to the front. Doors lead to the kitchen, cloakroom, lounge and ground floor shower room.

### Cloaks Cupboard

Housing the Worcester boiler and providing good storage for coats and shoes.

### Kitchen/ Dining Room 17'5" x 14'9" (5.33m x 4.50m)



The kitchen/ dining room is the real heart of this lovely home and is fitted with a good range of floor and wall mounted units with worktop over and tiled surround. There is a Rangemaster double range oven, 5 ring gas hob with integral extractor fan, one and a half bowl sink with a mixer tap over, space and plumbing for a washing machine and dishwasher, log burning stove on a flagged hearth, vertical radiator, space for a fridge/ freezer, under unit lighting, a window to the side and a quarry tiled floor. Doors lead through to the boot room and the sitting room.

### Additional Image



### Log Burner



### Boot Room

The boot room has a window to the side, stable door out to the gardens, quarry tiled flooring and part panelled walls.

### Sitting Room 11'8" x 11'6" (3.58m x 3.51m)



The sitting room is a lovely reception space having a modern vertical radiator, windows to both sides and French doors leading onto the garden.

### Additional Image



### Lounge 14'9" x 11'8" (4.50m x 3.58m )



The cosy yet spacious lounge has a focal log burning fireplace with oak beam over and a flagged hearth and brick surround, under stairs storage cupboard, wall lights and radiator. There are stairs leading to the first floor and a window to the front.

### Additional Image



### Ground Floor Bathroom 8'9" x 7'3" (2.67m x 2.23m )



The modern, recently remodelled shower room has a wash hand basin with a mixer tap over, walk-in double shower with rainfall attachment and hand held shower, modern vinyl flooring with underfloor heating, fully tiled walls and spotlights to the ceiling, heated towel rail and extractor fan. There is an airing cupboard off housing the tank and shelving.

### First Floor Landing



The first floor landing has a window to the side, access to the loft space and doors leading to the three bedrooms and the shower room.

### Bedroom One 18'2" x 9'6" (5.56m x 2.92m )



The first double bedroom is a fantastic size and has windows to all sides with great views, radiator and a coved ceiling.

### Bedroom Two 14'9" x 7'6" (4.50m x 2.29m )



The second double bedroom has a window to the side, loft hatch and a radiator.

### Bedroom Three 14'11" x 11'8" (4.57m x 3.58m )



The third double bedroom has two windows to the

front, two radiators and coving to the ceiling, built in cupboard and an original cast iron fireplace with wood mantel over.

### Additional Image



### Family Bathroom 8'10" x 7'3" (2.70m x 2.23m)



The beautifully appointed family bathroom is fitted with a large corner walk-in shower with rainfall shower and hand held shower, WC and wash hand basin with mixer tap over, free standing oval bath with central mixer tap, vinyl flooring, window to the side, spotlights to the ceiling and heated towel rail.

## To The Outside



To the front there is a gravelled double driveway leading to the garage and pathway leading to the porch providing seating area, lighting and cover over the front door.

### Double Garage

The garage has a roller style door and is split into two sections. One side of the garage provides storage and has a staircase leading to the attic that offers great potential. A side personal door leads out onto the garden.

### Gardens



The beautiful, landscaped gardens offer a lovely private space to relax and entertain. There are two purpose built log stores and storage area behind the garage. The large Indian stone patio wraps around the house with a pergola over the French doors from the sitting room. A further composite decked patio provides a great place to dine out while the flower borders and raised beds are full of mature plants and shrubs. There is also a pretty water feature and fully fenced boundaries with gate leading out to the front making it ideal for children and pets.

## Additional Image



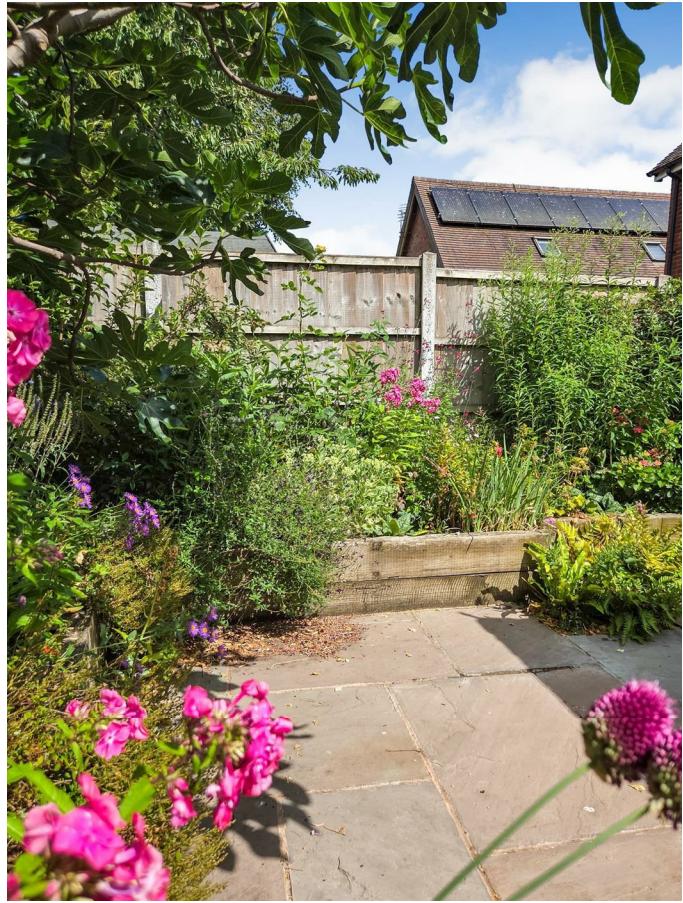
## Additional Image



## Additional Image



**Additional Image**



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## Additional Image



## Views From the Rear



### Services

The agents have not tested the appliances listed in the particulars.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional

Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

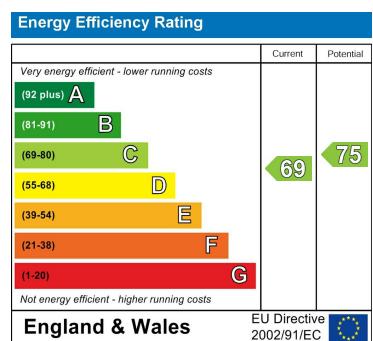
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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