



FOR SALE

Offers in the region of £224,995

38 Curlew Meadows, Baschurch, Shrewsbury, SY4 2FA

An attractively presented and enviably positioned modern two-bedroom semi-detached property boasting generously proportioned living accommodation, ample off-street parking, and private rear gardens, pleasantly located within a recent development on the perimeter of the popular village of Baschurch.





Shrewsbury (8.5 miles) Wem (9 miles) Ellesmere (11 miles) and Oswestry (11 miles)  
(All distances approximate)



- Modern Property
- Generously Proportioned
- Very Well Presented
- Private Gardens
- Ample Parking
- Popular Village Location

## DESCRIPTION

Halls are delighted with instructions to offer 38 Curlew Meadows in Baschurch for sale by private treaty.

38 Curlew Meadows is a deceptively spacious two-bedroom semi-detached property which has been subject to a number of improvement works by the current vendor to now provide around 775 sq ft of impeccably presented modern living accommodation situated over two floors, these comprising, on the ground floor, a Entrance Porch, Living/Dining Room, Cloakroom, and Kitchen, together with, to the first floor, two generously proportioned Bedrooms and a family Bathroom.

38 Curlew Meadows enjoys a particularly pleasant position within this modern and well-regarded development, with views across open farmland available to the front and a recreation ground to the rear ensuring privacy. The property boasts outdoor space to both the front and the rear, with the former of these comprising a brick-paved driveway which offers space for a number of vehicles, this bordered by an area of lawn inset with a floral bed, and leading on, via a full-height timber gate to attractive rear gardens which comprise an area of lawn alongside a paved patio area; with the gardens also housing a timber garden storage shed.

## SITUATION

38 Curlew Meadows is situated on a small and select development of similar properties on the fringe of the noted North Shropshire village of Baschurch, which has an excellent range of local Shopping, Recreational and Educational facilities (including the noted Corbett Secondary School). The larger centres of Oswestry (11 miles) and the county town of Shrewsbury (8.5 miles) are within easy motoring distance and have a more comprehensive range of amenities of all kinds.

## W3W

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## DIRECTIONS

Leave Shrewsbury on the B5067, continuing for around 8 miles and passing through the villages of Leaton and Walford Heath until reaching a roundabout at the southern edge of Baschurch village; here, take the third exit to continue into the village and, after around 0.2 miles, take a right hand turning on The Wheatlands. Shortly after turning onto The Wheatlands, turn right onto Prescott Fields and then turn immediately left onto Curlew Meadows where, shortly after, a right hand turn leads onto the cul-de-sac containing number 38.

## SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishments, including The Corbet School, Lakelands Academy, Weston Lullingfields Primary, Ellesmere Primary School, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



### THE PROPERTY

38 Curlew Meadows is accessed into a useful Entrance Porch from where a door leads directly into a welcoming Living/Dining Room with oak flooring and dual-aspect windows onto the front and side elevations, this serving as the heart of the property and providing ample space for seating areas and dining space, with a further door leading onto an Inner Hallway from where access is given into a ground floor Cloakroom and the Kitchen, the latter featuring a modern fully-fitted kitchen with wood-block effect worktops, a window overlooking the private rear gardens, and a rear access door.

From the Living/Dining Room, stairs rise to a first floor landing where the accommodation comprises a modern Family Bathroom with an attractive white suite, and two impressively proportioned double Bedrooms, one of which faces to the south and features a charming porthole window; with the Principal Bedroom enjoying views north towards open countryside and boasting fitted wardrobe space.

### OUTSIDE

The property is complemented by external space to both the front and rear, with the former of these comprising a brick-paved driveway which allows space for the parking of a number of vehicles bordered by an area of lawn with inset floral bed.

To the rear of the property are larger than anticipated gardens which are predominately laid to lawn and accompanied by an attractive paved patio area, this representing an ideal space for outdoor dining and entertaining. The rear gardens back onto a recreation area, which provide an excellent level of privacy and makes the property ideal for families.

### THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Porch:

Living/Dining Room: 4.27m x 4.19m

Inner Hallway:

Cloakroom:

Kitchen: 3.02m x 2.87m

- First Floor -

Bedroom One: 4.17m x 2.87m

Bedroom Two: 2.51m x 4.17m (min)

Family Bathroom:

### SERVICES

We understand that the property has the benefits 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.

### COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

### LOCAL AUTHORITY

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

### VIEWINGS

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

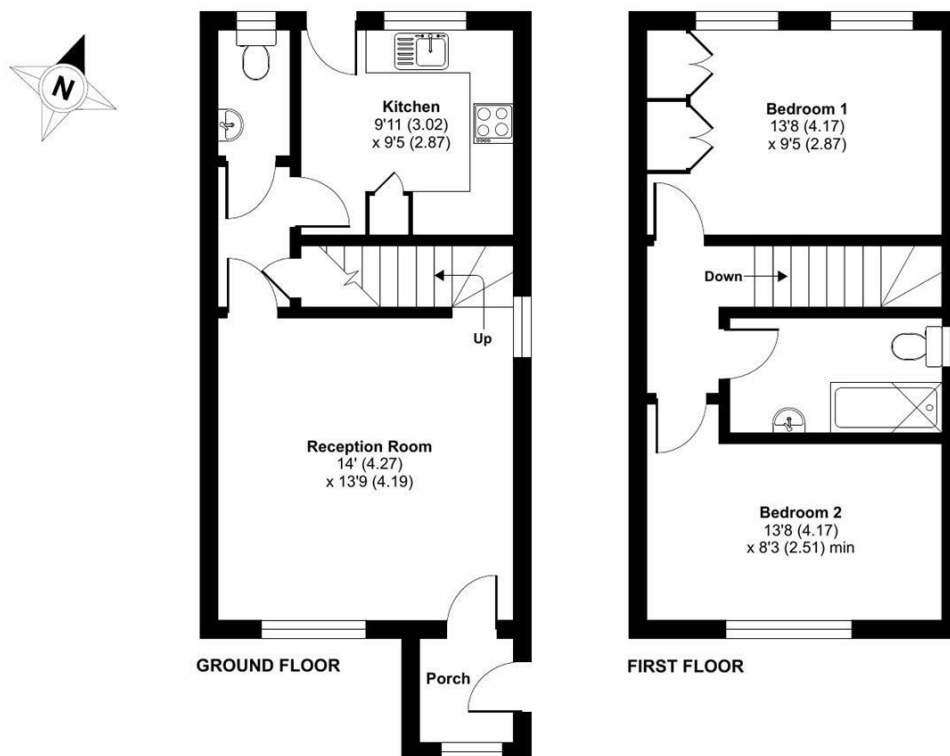
# FOR SALE

## 38 Curlew Meadows, Baschurch, Shrewsbury, SY4 2FA

### Curlew Meadows, Baschurch, Shrewsbury, SY4

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale

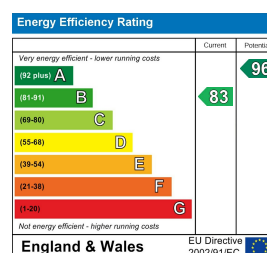


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1244101

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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



## 01691 622 602

### Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

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