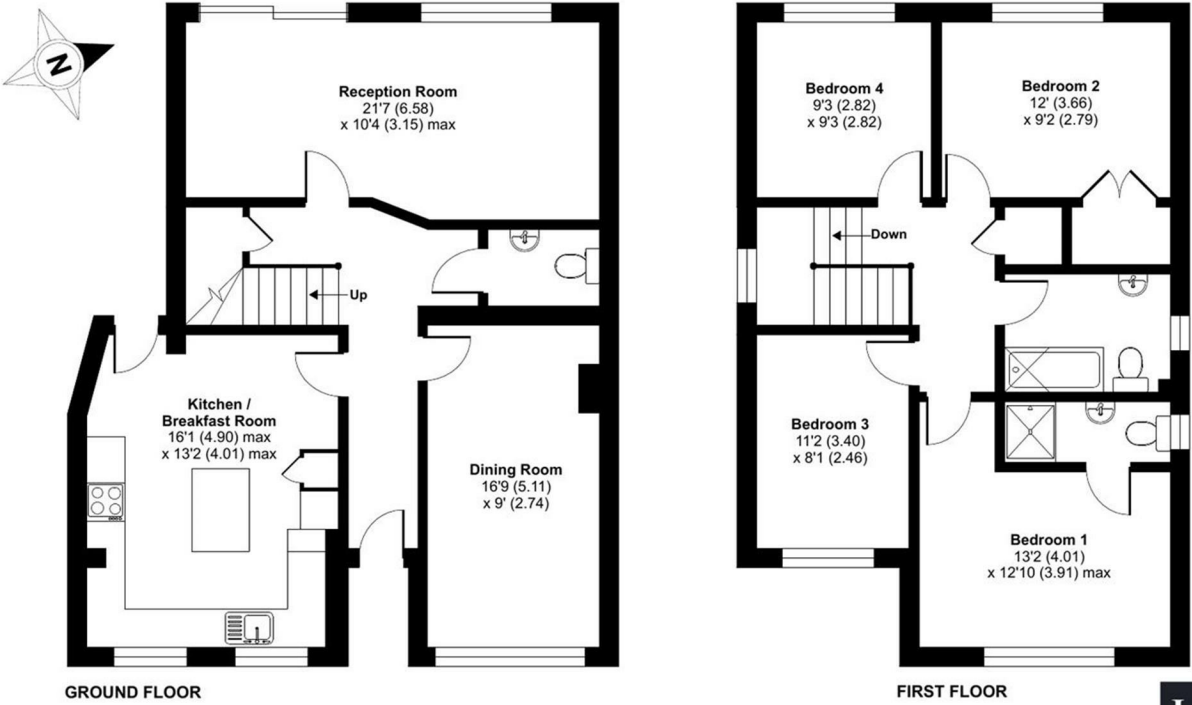


FOR SALE

The Beeches, Church Road, Baschurch, Shrewsbury, SY4 2EG



Approximate Area = 1426 sq ft / 132.5 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). © nñchecom 2025. Produced for Halls. REF: 1311964



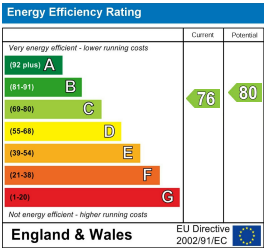
FOR SALE

Offers in the region of £425,000

The Beeches, Church Road, Baschurch, Shrewsbury, SY4 2EG

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, 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 Rating



A much improved and extended modern family home that is beautifully presented throughout with lovely family accommodation, landscaped rear garden and some wonderful countryside views.




01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 9 miles, Oswestry 10.9 miles, Telford 22.8 miles. All mileages are approximate.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A superb newly fitted kitchen/breakfast/family room
- Rear sitting room stretching the width of the property overlooking the rear gardens
- Further large reception room
- Principal bedroom suite with en-suite facilities
- 3 further bedrooms and a family bathroom
- Large frontage for plenty of private parking

DIRECTIONS
From Shrewsbury town centre take the Berwick Road (B5067) leading off Coton Hill. Follow this road through to Baschurch and at the mini roundabout take the second exit heading towards the village centre. Proceed along the road and take the first left turn into Nobold. Continue to the end and turn left by the church, follow this road around the bend and the property will be seen after a short distance on the right hand side clearly identified by a Halls For Sale Board.

SITUATION
The property is attractively positioned within a popular area of the village and has a pleasant outlook over bungalows to the front with countryside beyond. Baschurch provides a good range of amenities including a number of shops, post office, pub/restaurant, church, tennis and bowling clubs and the the popular Corbett School. The village is also well placed for easy access to Shrewsbury which offers a comprehensive range of amenities together with a rail service. Commuters have good road links around Shrewsbury through to the A5 and M54 motorway. Alternatively to the north lies Oswestry and Ellesmere with further road links through to Wrexham and Chester.

DESCRIPTION
The Beeches is an improved and extended immaculately presented and attractively proportioned modern detached 4 bedroom house. The ground floor boasts 2 large reception rooms together with recently fitted and extended kitchen/breakfast/family room and guest WC. To the first floor there are 4 bedrooms with the principal bedrooms having an en-suite shower room while the remaining 3 are served by the family bathroom. Outside there is extended driveway parking to the fore and lovely well maintained gardens to the rear, that are mostly laid to lawn but also comprise of 2 flagged patio seating areas and a number of well stocked herbaceous beds and borders.

ACCOMMODATION
Storm porch with flagged base and a new composite entrance door leading into:-

RECEPTION HALL
With oak effect flooring, radiator, telephone point, built in under stairs storage cupboard. Staircase rising to first floor.

GUEST WC
With low level WC, pedestal wash hand basin.

LIVING ROOM
Located at the back of the property with French doors leading out to the rear sun terrace and gardens beyond. Recently had new carpets fitted.

DINING ROOM
Overlooking the driveway, a large second reception room currently used as a dining room and study. Recently had new carpet fitted.

KITCHEN BREAKFAST ROOM
With wood effect tiled flooring (underfloor heating), this room has been recently extended and offers a good selection of wall and floor units, a centre island with breakfast bar, a range of built in appliances including a fridge/freezer, integral dishwasher, microwave, electric oven, gas hob with extractor above, Belfast sink, TV point, space and plumbing for washing machine and space for a sitting area or dining area.

FIRST FLOOR LANDING
With access to loft space (part boarded), built in airing cupboard with slatted shelving. Attractive arched window and doors off and doors to:-

BEDROOM ONE
Overlooking the front of house with lovely far reaching countryside views and a door leading to:-

RECENTLY UPDATED ENSUITE SHOWER ROOM
With tiled floor (underfloor heating) and providing a modern white suite comprising low level WC, pedestal wash hand basin and large walk-in shower cubicle with sliding splash screen, shaving connection point and USB port in the bathroom cabinet which has an illuminated mirror front. Electric heated towel rail and also connected to the central heating system.

BEDROOM TWO
Overlooking the rear gardens, built in wardrobe.

BEDROOM THREE
Attractive aspect to the front with the views of the countryside.

BEDROOM FOUR
Overlooking rear garden, telephone point.

BATHROOM
With tiled floor and comprising a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower connection. Splash screen and fully tiled walls. Shaving connection point, extractor fan and wall mounted heated towel rail.

OUTSIDE
The property is approached over a brick and gravel driveway providing parking for multiple vehicles and also giving pedestrian access to the front and side of the property.

THE GARDENS
The gardens are located to the rear and these comprise of 2 flagged sun terraces/patios. There is a neatly maintained lawn with well stocked borders and a low maintenance gravelled area sitting adjacent to a timber and felt storage shed.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.