



# THE MOLE HOUSE

18A NOBOLD | BASCHURCH | SHREWSBURY | SY4 2DZ









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Shrewsbury 8.4 miles | Telford 21.4 miles  
(all mileages are approximate)

A SUPERB MODERN FAMILY HOME WITH SPACIOUS AND FLEXIBLE  
ACCOMMODATION, SITUATED IN A PRIVATE LOCATION, BACKING ON  
TO OPEN FIELDS.

Kitchen/dining/family room  
2 reception room  
4 bedrooms and a study  
Private driveway  
Lovely gardens



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre, proceed along Smithfield Road and round onto Chester Street. On arrival at the traffic lights at Coton Hill, take the left turn onto Berwick Road and continue to the village of Baschurch. At the roundabout, take the right turn towards the village and proceed over the mini roundabout taking the next left turning onto Nobold. Proceed ahead and at the grass triangle turn left, continue down the lane, around the bend and the private driveway to the property will be found on the left hand side.

## SITUATION

One of the main attributes of this property is its wonderful edge of village location, set tucked away and quite secluded, yet convenient for village amenities and providing a feeling of a truly rural setting. The village itself provides a good range of amenities including the popular Corbet School, Spa shop, vehicle repair garages, opticians, takeaway food restaurants, medical centre and a church. Commuters will find that the area is well placed for access to a number of commercial centres including Oswestry and thereon to Chester or alternatively Shrewsbury and south east to Telford and The Midlands conurbation.

## PROPERTY

The Mole House offers an individual and attractive modern detached house that was built in 2012 to a high specification and offers wonderful living accommodation perfect for modern day living.

The open plan contemporary living/dining/kitchen is well equipped with gloss kitchen units and a good selection of appliances; French doors lead to the rear patio. There is a guest cloaks/WC and a utility room. The main sitting room includes a feature fireplace with gas fire, whilst there is a separate dining room/playroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1342372

On the first floor, there are two main bedroom suites, which include en-suite facilities and one has a dressing area. The two remaining double bedrooms are then served by the main family bathroom. There is a small 5th bedroom or study.

Approximate Area = 3006 sq ft / 279.2 sq m (includes garage)

For identification only - Not to scale





## OUTSIDE

Set at the end of a private driveway with farmland views to the rear the property has excellent parking space to the front that leads to a double garage with an electric roller shutter entrance door. There is access to the rear down both sides of the property.

## THE GARDENS

The gardens are easily manageable and predominantly laid to lawn with a vegetable patch and wonderful outside entertaining area with multifuel burner and oven above. The gardens have a brook running across the rear boundary. Directly off the kitchen is a lovely raised patio area.



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – F



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







