



CLEVELANDS

PRESCOTT ROAD | BASCHURCH | SHREWSBURY | SY4 2DP





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Oswestry 7.9 miles | Shrewsbury 8.1 miles | Telford 20.9 miles
(all mileages are approximate)

A HIGHLY APPEALING AND PARTICULARLY SPACIOUS DORMER
BUNGALOW, OFFERING A WONDERFUL LAYOUT AND LOVELY LARGE
GARDENS IN THIS POPULAR RURAL VILLAGE.

Highly sought after village location
Fantastic versatile layout
Impressive principal suite
Generous driveway and tandem garage
Beautifully maintained large gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed along Coton Hill turning left at the traffic lights onto Berwick Road in the direction of Baschurch. Continue along and on arrival at the mini roundabout just outside the village, turn right, proceed passed the Doctors Surgery and the gated entrance to the property will be identified after a short distance on the right hand side.

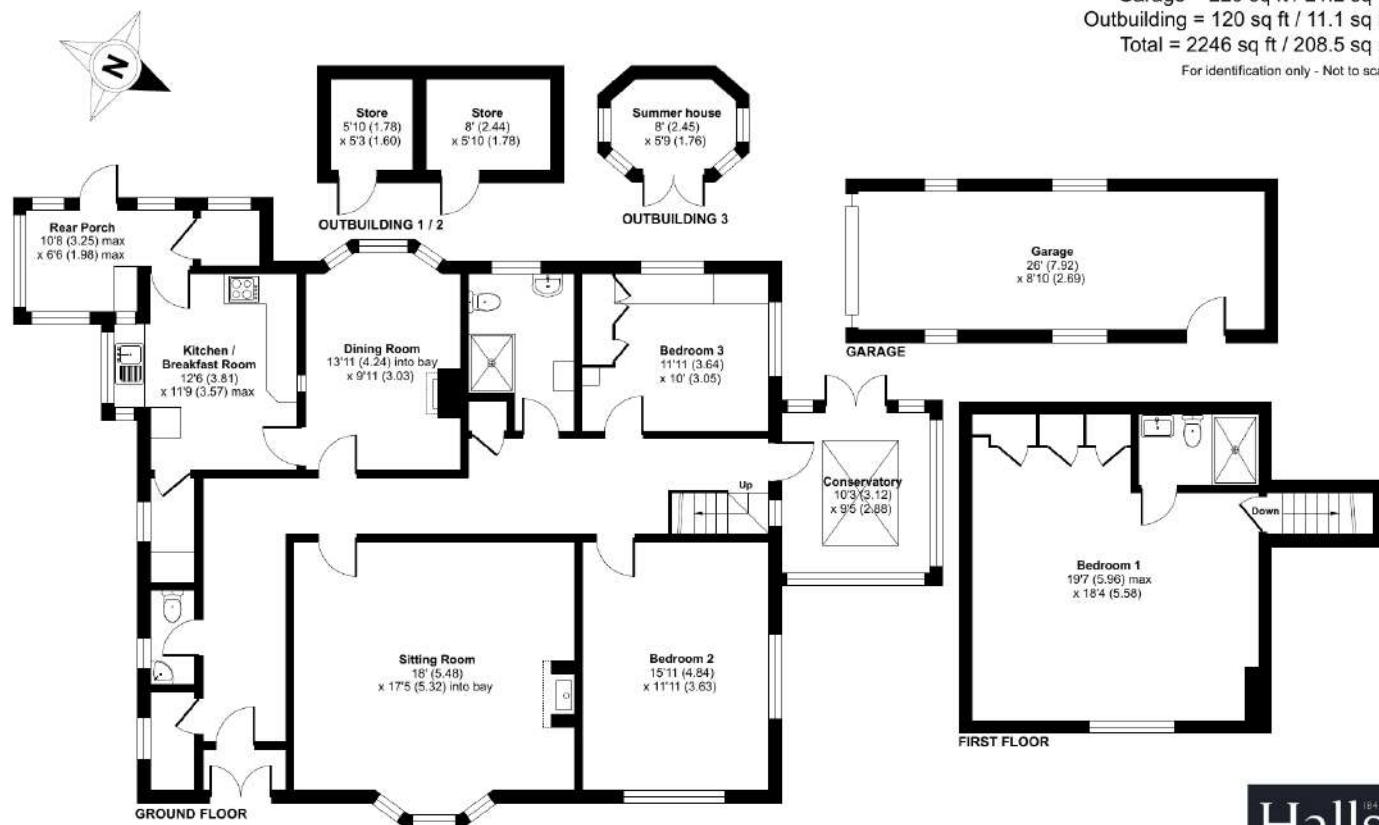
SITUATION

Clevelands is situated on the fringe of the village of Baschurch which has a number of local amenities including a post office, doctors surgery, local supermarket, barber shop and the well reknown restaurant - The New Inn. Further afield are the towns of Shrewsbury and Oswestry, each providing extensive shopping, leisure and social facilities. There are a number of state and private schools available in the area including a private school, The Corbett School and Adcote in Baschurch, together with Packwood Haugh Prep School in nearby Ruyton Xi Towns. There are regular train links from Gobowen providing easy access to Birmingham and London beyond.

PROPERTY

Nestled in the heart of a popular rural village, Clevelands is a deceptively spacious detached dormer bungalow set within beautifully maintained gardens. Offering a flexible and generously proportioned layout, the property is ideally suited to a wide variety of purchasers seeking a tranquil yet well-connected village lifestyle.

A welcoming and spacious reception hall sets the tone for the property, leading to a bright and comfortable living room, complete with a characterful log-burning stove. The formal dining room, featuring a charming bay window, provides an ideal space for entertaining.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1347725



The breakfast kitchen contains a number of units and the conservatory enjoys lovely views over the rear gardens.

Also on the ground floor are two generous double bedrooms, a modern and stylish shower room, and a useful guest WC.

The first floor hosts a superb principal suite, offering a spacious double bedroom with extensive built-in wardrobes and a well-designed en-suite shower room.



OUTSIDE

Approached via a gated entrance, Clevelands boasts a spacious driveway providing ample parking and leading to a detached tandem garage.

THE GARDENS

The property is set centrally within its plot, surrounded by immaculately maintained gardens to the front and rear. The gardens are predominantly laid to lawn and feature a wealth of established planting and well-stocked borders, along with multiple patio seating areas – perfect for alfresco dining and enjoying the peaceful surroundings.

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

Mains water, electricity, gas and drainage are understood to be connected. 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 – E



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.



