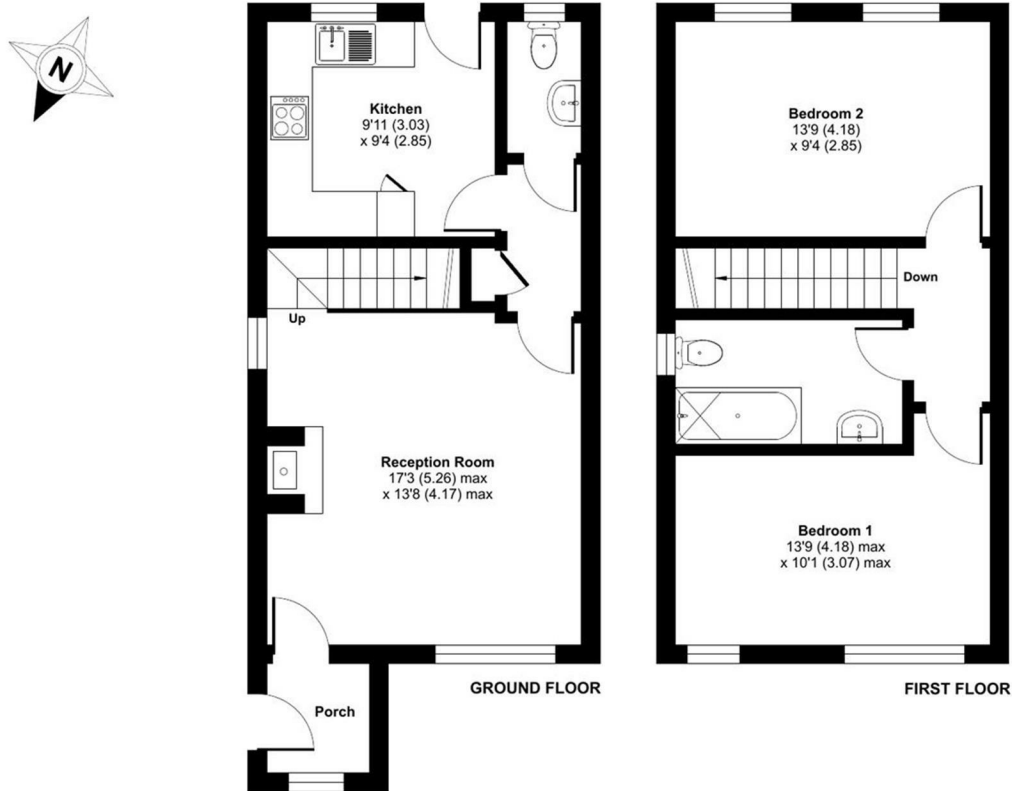


FOR SALE

20 Curlew Meadows, Baschurch, Shrewsbury, SY4 2FA



Approximate Area = 767 sq ft / 71.2 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). © nrichcom 2025. Produced for Halls. REF: 1362141



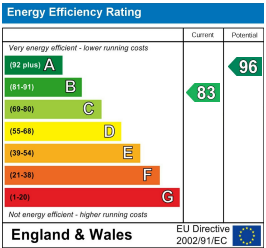
FOR SALE

Offers in the region of £250,000

20 Curlew Meadows, Baschurch, Shrewsbury, SY4 2FA

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 beautifully presented and greatly improved semi detached house, offering spacious accommodation, set with driveway parking and lovely gardens in this most desirable rural village.



01743 236444

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



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MILEAGES: Shrewsbury 8.3 miles, Telford 213 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Convenient and desirable village
- Well proportioned rooms
- Neatly presented and attractively appointed
- Generous driveway parking
- Lovely landscaped gardens

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 20.

SITUATION

20 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.

DESCRIPTION

20 The Curlwys is a beautifully presented and deceptively spacious modern semi-detached home, offering stylish and well-appointed accommodation throughout.

Upon arrival, a recently installed grey composite entrance door opens into a practical entrance porch. The generous living room is a standout feature, enhanced by a Charnwood 7kW log-burning stove set on a natural Welsh slate hearth, adding warmth and character to the space.

To the rear of the property is a modern, well-fitted kitchen with an excellent range of wall and base units, along with integrated appliances. A convenient guest WC completes the ground floor layout.

Upstairs, there are two well-proportioned double bedrooms served by a contemporary family bathroom, which features high-quality Chatsworth fittings.

Externally, the property benefits from a block-paved driveway offering ample off-road parking for multiple vehicles. The front and rear gardens are of an excellent size and beautifully maintained, featuring flowing lawns, well-established shrub borders, and patio seating areas, perfect for outdoor relaxation and entertaining.

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 'B' on the Shropshire Council Register.

VIEWINGS

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