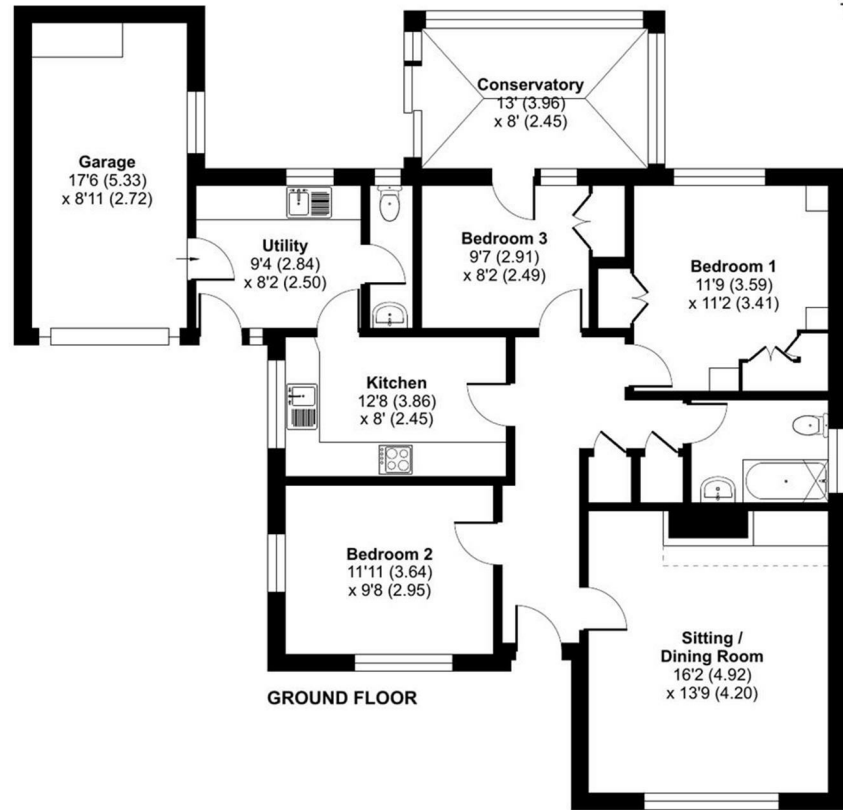


FOR SALE

20 Newtown Gardens, Baschurch, Shrewsbury, SY4 2HF



Approximate Area = 1102 sq ft / 102.4 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1258 sq ft / 116.9 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: 1383374



FOR SALE

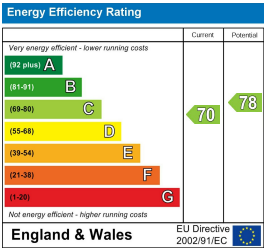
Offers in the region of £325,000

20 Newtown Gardens, Baschurch, Shrewsbury, SY4 2HF

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 particularly spacious and highly desirable detached bungalow, set with garage and front and rear gardens with scope for modernisation in this highly sought after rural village.



01743 236444

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



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MILEAGES: Shrewsbury 6.2 miles, Telford 19.3 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious detached bungalow
- 3 bedrooms
- Garage
- Front and rear gardens
- Highly sought after village
- Rural village location

DIRECTIONS

From Shrewsbury, proceed out of town along Coton Hill turning left at the traffic lights onto Berwick Road heading for Baschurch. On arrival at a mini roundabout, just outside the village of Baschurch, turn right heading into the village. Newtown Gardens is located on the left hand side, fourth turning on the left.

SITUATION

The property occupies an attractive position in this popular and quiet cul-de-sac. Baschurch is a highly popular village offering a range of basic amenities including a school, post office/store, fish and chip shop, doctors surgery with dispensary and public house. Commuters will find the property is well placed for access to Shrewsbury with its excellent shopping centre, general amenities and rail service, whilst those travelling further afield to Telford will find road links now provide easy access to the M54 motorway and thereon to the West Midlands motorway network.

DESCRIPTION

A particularly spacious and highly desirable detached bungalow that whilst has been well maintained, has scope to be updated throughout.

The property offers a large sitting/dining room, kitchen with large utility beyond, guest WC, conservatory overlooking the rear gardens, 3 well proportioned bedrooms and a bathroom. The property is approached over a generous driveway which in turn leads to the integral garage. The gardens are a delightful feature and offer flowing lawns, well stocked herbaceous borders and patio seating areas. Purchasers will be pleased to note that the rear gardens has a westerly facing aspect.

OUTSIDE

The property is approached over a generous tarmacadam driveway which provides parking for numerous vehicles whilst also giving vehicular access to the garage.

To the front the gardens offer lawns with low maintenance herbaceous beds and borders containing a variety of specimen shrubs and plants. Access is available down either side of the Bungalow leading to the rear where the gardens can be found. The property boasts a flagged patio seating areas together with flowing lawns flanked by purpose raised floral borders. Greenhouse.

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.