



SAMUEL WOOD

Charlton, Station Road, Baschurch, Shrewsbury, Shropshire, SY4 2BB

Offers In The Region Of £670,000



Charlton, Station Road

Baschurch, Shrewsbury, Shropshire, SY4 2BB



- Impressive Detached Family Home
- Open Countryside Views to Front Aspect
- Garden Room with Bi-fold Doors
- Underfloor Heating to Ground Floor (majority)
- NO UPWARD CHAIN
- Sought-after Baschurch Village Location
- Fabulous Open-Plan Kitchen/Snug/Diner
- Five Bedrooms & Two Bathrooms
- Spacious Private Rear Garden
- EPC Rating C

Charlton is an impressive family-orientated detached home located in the heart of the popular village of Baschurch, approximately 8 miles from the market town of Shrewsbury. Enjoying open countryside views to the front, this spacious home is ideal for family living and is offered with no upward chain. The property features gas central heating, underfloor heating to 90% of the ground floor and double glazing throughout. Perfectly positioned within walking distance of a wide range of local amenities including a doctor's surgery, supermarket, pubs, village hall, farm shop, and highly regarded schools. Charlton combines modern comfort with a strong sense of community in a desirable rural setting. Viewing is highly recommended by the selling agent.

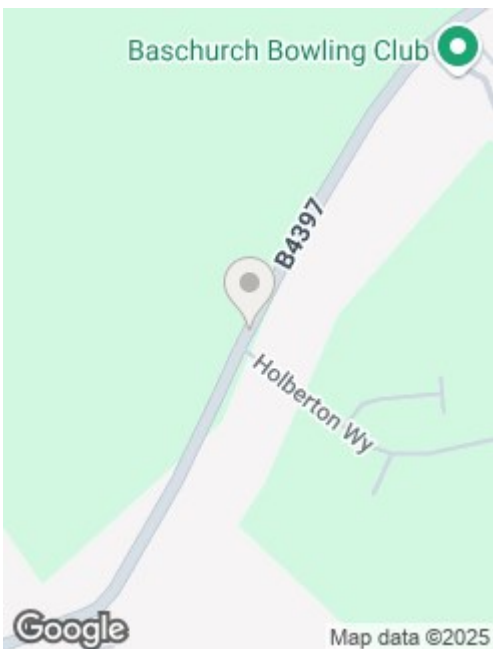
The ground floor of Charlton offers an excellent layout for modern family living. Upon entering, you're welcomed by a spacious reception hall that leads to the study, versatile reception room and the fabulous open-plan kitchen/diner/snug. The kitchen is a real centrepiece, featuring a central island with a light, airy feel, doors open onto the rear garden - perfect for indoor-outdoor living. The snug area is a cosy retreat, complete with a multi-fuel burner for relaxing evenings. From this area, you access the garden room, which boasts bi-fold doors and a charming gas log-effect fire, ideal for year-round enjoyment. A utility room and guest cloakroom/WC add to the home's practicality.

Upstairs, the first floor offers a master bedroom with en-suite, providing a private sanctuary. There are also four further versatile bedrooms, ideal for children, guests or working from home, along with a well-appointed family bathroom. The layout is designed to be flexible, accommodating the needs of growing families or those requiring extra space for hobbies or remote work.

Outside, this appealing property is approached via a generous driveway with parking for four cars and open views across local fields to the front. The garage is accessible via roller shutter doors at both the front and rear, offering convenient through-access. The rear garden is both spacious and private, offering ample room for children to play, gardening enthusiasts to create, or for hosting friends and family in a peaceful, well-maintained outdoor setting.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps & Superfast 80 Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

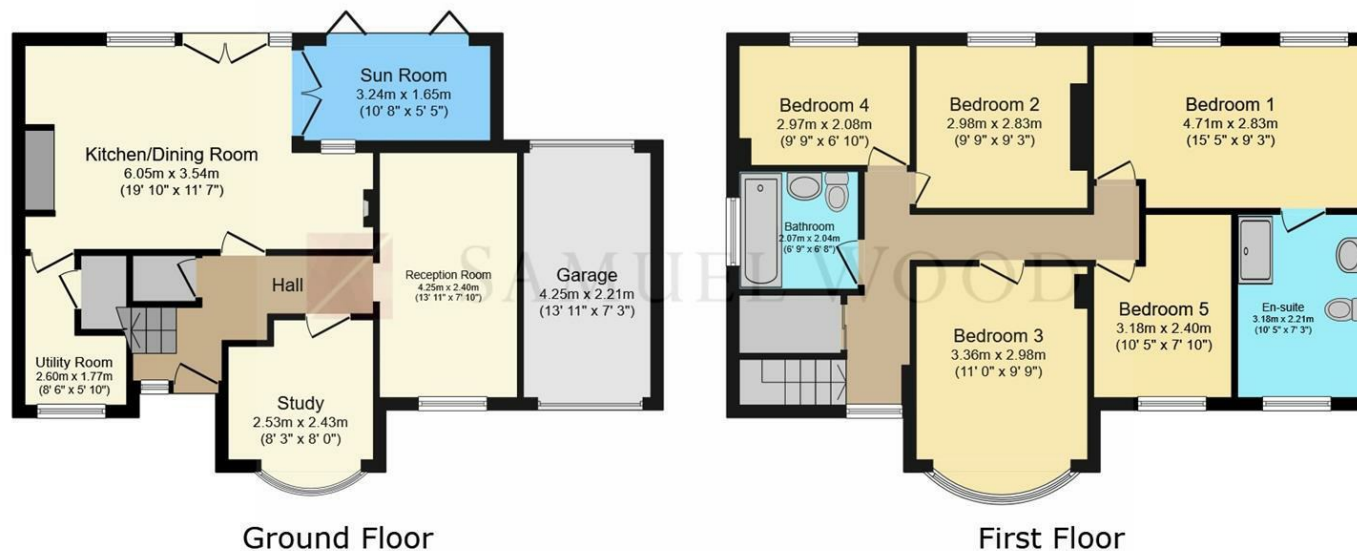
Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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