



SAMUEL WOOD

26 Curlew Meadows, Baschurch, Shrewsbury, Shropshire, SY4 2FA

Asking Price £290,000



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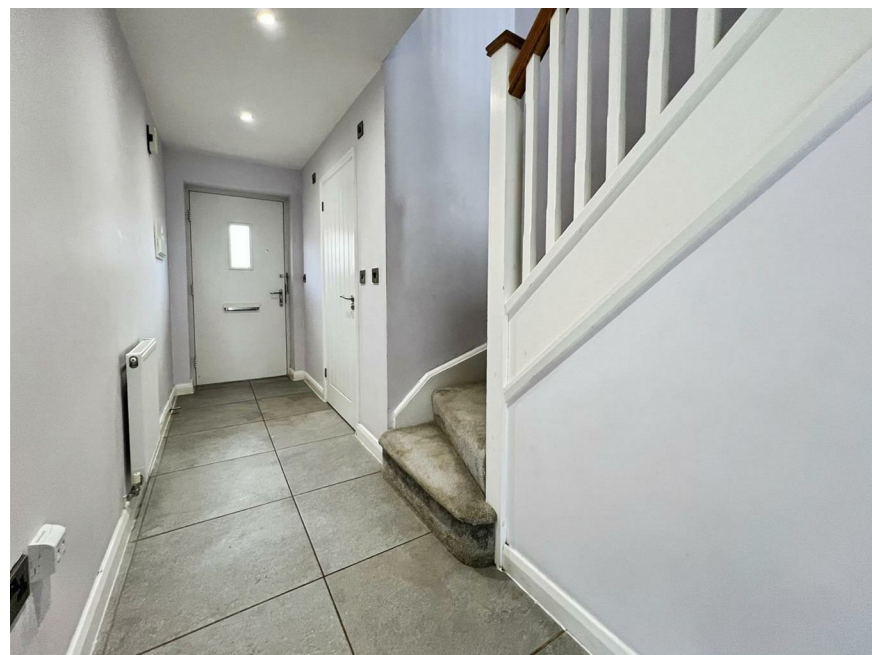
- Modern Three Bedroom Home
- Bright & Spacious Rear Living Room
- Ground Floor Cloakroom
- Garage With Private Driveway
- Popular Baschurch Village Location
- No Onward Chain
- Stylish Fitted Breakfast Kitchen
- En-Suite To Principal Bedroom
- Enclosed Rear Garden
- EPC Rating B

Occupying a pleasant cul-de-sac position in the highly desirable village of Baschurch, this well-presented home is offered to the market with no onward chain, making it an excellent opportunity for a straightforward move. Perfectly suited to first-time buyers, growing families, professionals and downsizers alike, the property offers comfortable, low-maintenance living in a welcoming village setting. Outside, there is a private driveway providing ample off-road parking, an attached garage and an enclosed rear garden with gated side access, ideal for families, pets and outdoor entertaining. Baschurch is a thriving village with an excellent range of amenities including a supermarket, doctors' surgery, dentist, well-regarded schools and a popular public house, while also benefiting from excellent road links to Shrewsbury and the surrounding countryside.

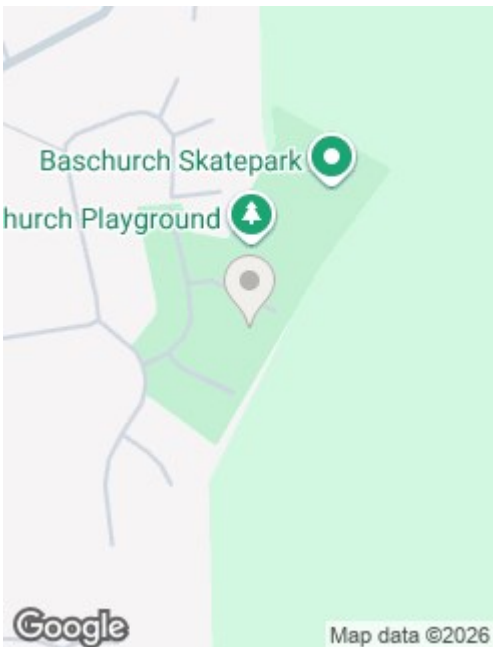
The entrance hall provides access to the guest WC and staircase rising to the first floor. Positioned to the front of the property, the well-appointed kitchen is fitted with a range of wall and base units, complemented by generous worktop space and ample room for a breakfast table. To the rear, the spacious living room is flooded with natural light from a rear-facing window and French doors that open directly onto the enclosed garden, creating an ideal space for both relaxing and entertaining while seamlessly connecting the indoor and outdoor living areas.

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms offer flexible accommodation, ideal for children, guests or those working from home. Completing the accommodation is the family bathroom, serving the additional bedrooms and providing a practical layout for modern family living.

Occupying an attractive cul-de-sac position, the property enjoys excellent kerb appeal with a neatly maintained front lawn, a private driveway providing ample off-road parking and access to the attached garage. Gated side access leads to the enclosed rear garden, which offers a private and secure outdoor space, ideal for children, pets and al fresco dining. Designed to be both practical and easy to maintain, the garden provides an enjoyable setting for relaxing or entertaining throughout the warmer months.







Directions

What3words: ///scorpions.computers.dragon

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

Broadband Speed: Basic 15 Mbps, Superfast 76 Mbps & Ultrafast 1800 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: B

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







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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