



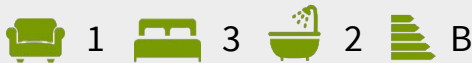
23 STATION ROAD

BASCHURCH | SHREWSBURY | SY4 2BG



A recently constructed and very well presented three-bedroom semi-detached home boasting spacious living accommodation, driveway parking, and attractively improved gardens; peacefully situated within a modern development on the perimeter of the popular village of Baschurch.

Offers in the region of £299,950



- Recently Constructed
- Well Proportioned Living Accommodation
- Stylishly Presented
- Ample Driveway Parking
- Attractive Gardens
- Select Development

DESCRIPTION

Halls are delighted with instructions to offer 23 Station Road in Baschurch for sale by private treaty.

23 Station Road is a deceptively spacious three-bedroom semi-detached property, providing just under 900 sq ft of well-proportioned accommodation arranged over two floors. The ground floor comprises an Entrance Hall, Kitchen/Dining Room, Utility Room, Cloakroom and generously proportioned Reception Room, together with three first-floor Bedrooms, including a Principal Bedroom with En-Suite Shower Room, and a family Bathroom.

23 Station Road enjoys a particularly pleasant position within this modern and well-regarded development. The property is approached over an extensive brick-paved driveway, providing ample off-road parking. The frontage is further enhanced by an attractively planted border, while a full-height timber gate provides access to the enclosed rear gardens, which comprise a neatly maintained lawn, complemented by well-stocked floral and herbaceous borders, ornamental trees and attractive gravelled areas, together with two paved seating terraces ideally suited to outdoor dining and entertaining.



SITUATION

Station Road is situated on a select development on the fringe of the ever popular village of Baschurch, which boasts a range of day-to-day amenities, including Convenience Store, Doctors Surgery, Church, Village Hall, Restaurants, and Public Houses, whilst being but a short walk from the much noted north Shropshire countryside which envelopes the village and offers opportunities for those with rambling, cycling, or equestrian interests. The thriving county centre of Shrewsbury lies around 8 miles to the south and offers a more comprehensive range of facilities, including cultural and artistic attractions.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishments, including The Corbet School, Baschurch CofE Primary School, Lakelands Academy, Weston Lullingfields Primary, Ellesmere Primary School, Shrewsbury School, Shrewsbury High School, The Priory, Prestefelde Prep., Packwood Haugh, and Adcote School for Girls.

THE PROPERTY

The property is principally accessed through a front entrance door, which opens into a welcoming entrance hall with stairs rising to the first floor. A door leads into the well-appointed kitchen/dining room, which provides ample space for both cooking and dining and connects to a useful utility room, offering provision for appliances and a further external door onto the side of the property.

The ground-floor accommodation is further complemented by a cloakroom and a particularly impressive reception room, which extends across the full width of the property and affords ample space for a variety of comfortable seating arrangements. French doors open directly onto the rear garden, creating a natural connection between the internal and external spaces and allowing the room to function as a particularly sociable setting, ideal for entertaining and family moments alike.



Stairs rise to a first-floor Landing with useful recessed storage, from where doors lead into three bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom comprising a panelled bath, wash hand basin and low-flush WC.

OUTSIDE

The property is complemented by external space to both the front and rear, with the former comprising an extensive brick-paved driveway providing ample parking for a number of vehicles, bordered by an attractively planted and easily maintained bed and a full-height timber gate provides access to the enclosed rear garden.

To the rear of the property are beautifully landscaped gardens, principally laid to lawn and complemented by well-stocked floral and herbaceous borders containing a colourful variety of mature plants, shrubs and ornamental trees. Attractive gravelled areas and two paved seating terraces provide excellent spaces for outdoor dining, relaxation and entertaining.

W3W

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DIRECTIONS

Leave Shrewsbury on the B5067 and continue for approximately 8 miles, passing through the villages of Leaton and Walford Heath. Upon reaching the roundabout on the southern edge of Baschurch, take the third exit and proceed into the village. Continue through Baschurch before turning right onto the B4397, then take the second turning on the right onto Station Road. Proceed along Station Road, where the property will be found on the right-hand side, identified by a Halls 'For Sale' board.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.



LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'C' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

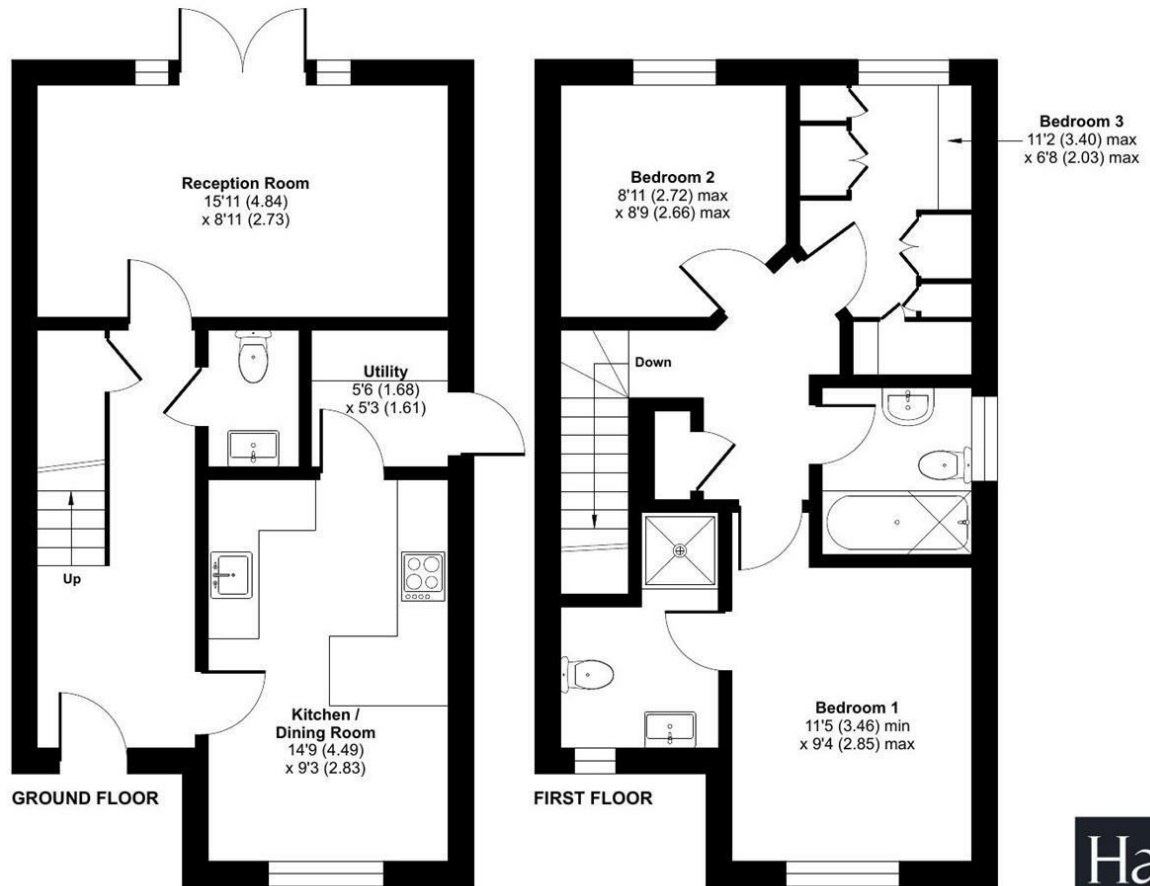
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 894 sq ft / 83 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). © nitchecom 2026. Produced for Halls. REF: 1503985

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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