



**The Shire, Walford Barns,
Baschurch, Shrewsbury, Shropshire, SY4 2HL**

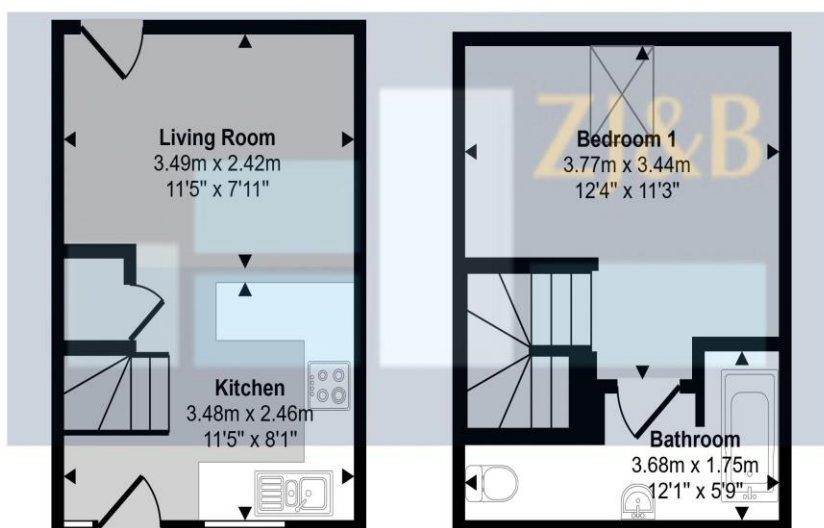
Offers in the Region Of £180,000

**A beautifully converted 1- bedroom property offering characterful
and thoughtfully designed accommodation.**



Occupying a lovely position within an exclusive courtyard development of just five homes, The Shire is a beautifully converted property offering characterful and thoughtfully designed accommodation, ideally suited to first-time buyers, those seeking a low-maintenance lock-up-and-leave home, or purchasers looking for a peaceful countryside retreat. The property provides charming open-plan living, combining modern comfort with an attractive cottage-style feel throughout. The accommodation briefly comprises a stylish fitted kitchen opening into the living area, creating a bright and sociable space ideal for everyday living and entertaining. In addition, there is a generously sized bedroom together with a well-appointed bathroom featuring both a bath and overhead shower. Outside, the property benefits from one allocated parking space to the front. To the rear is an enclosed and low-maintenance garden, enjoying a patio seating area together with a neatly maintained lawn and planted borders, providing an ideal space to relax and enjoy the surroundings. There is a site maintenance charge of £29.50 pcm.

Approx Gross Internal Area
36 sq m / 386 sq ft

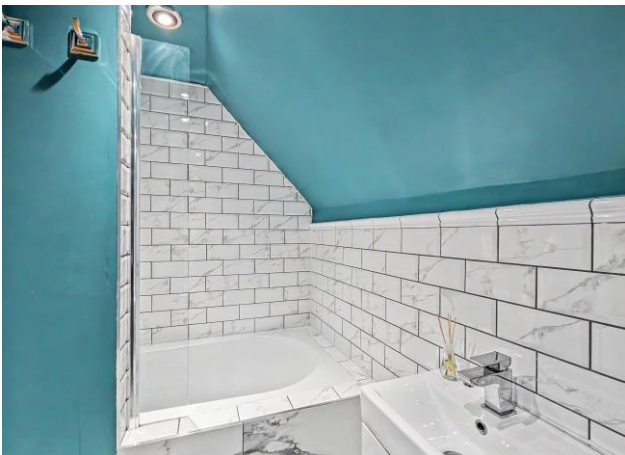


Ground Floor
Approx 17 sq m / 188 sq ft

First Floor
Approx 18 sq m / 197 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

The Shine Walford Bams Walford SHROPSBURY SY4 2HL	Energy rating	Valid until:	19 March 2035
	C	Certificate number:	6835-4127-0400-0280-8226

Property type	Mid-terrace house
Total floor area	39 square metres

Rules on letting this property

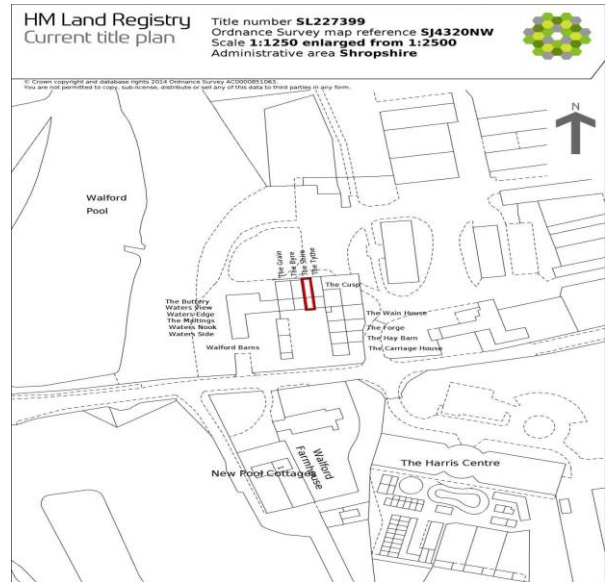
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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Council Tax Band A

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage