



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



The Carriage House, Walford Barns, Baschurch, Shrewsbury, Shropshire, SY4 2HL

£195,000

This stylish 2 bedroom converted end barn forms part of a highly attractive conversion set within a sought after village, close to Baschurch. Offering quality accommodation including: Large Open Plan Living Room/Kitchen With Range Of Integrated Appliances, 2 Bedrooms, Modern Shower Room, Exposed Timbers, Rear & Side Garden, 2 Private Spaces To The Front. No Upward Chain.



The Carriage House, Walford Barns, Baschurch, Shrewsbury, Shropshire, SY4 2HL

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

Accommodation comprises

Contemporary, metal frame entrance door.

Open Plan Living Area 18' 5" x 16' 2" (5.61m x 4.92m)

Oak flooring, 2 wall mounted heaters, contemporary metal frame windows and French door leading onto rear garden. Useful under stairs cupboard. Kitchen Area fitted with cream gloss fronted units to 2 wall areas, laminated worktops with inset sink unit. Integrated fridge/freezer, induction hob with glass splash back and filter hood above, electric oven and washing machine. Staircase leads to First Floor Landing.

First Floor Landing

Exposed ceiling timbers.

Bedroom 1 16' 0" x 8' 0" (4.87m x 2.44m)

2 heaters, exposed ceiling timbers, contemporary double glazed window to the rear.

Bedroom 2 16' 0" x 6' 1" (4.87m x 1.85m)

Wall heater, exposed ceiling timbers, built in wardrobe, recessed shelving, contemporary double glazed windows to the front and side.

Shower Room

Fitted with contemporary 3 piece suite providing shower cubicle, wash basin with cupboard beneath, WC, tiled flooring, exposed ceiling timbers, wall mounted heater.

Outside

The property enjoys 2 allocated parking space. The rear garden is approached onto a paved patio with lawn extending beyond and sweeping to the side of the property, borders a round and enclosed by timber fencing and sandstone wall.

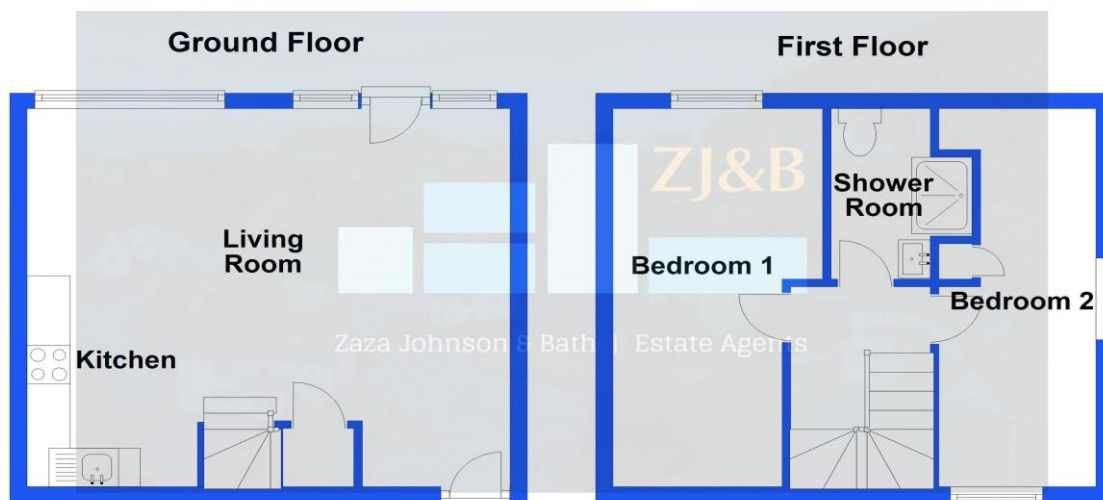
Site Maintenance Charge

Approximately £354 per annum - to be confirmed

Council Tax Band A

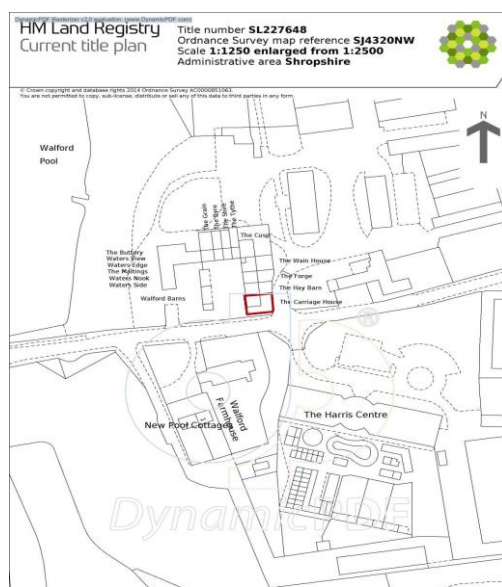
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 16 FEB 2026 at 12:32:13. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

DynamicPDF Renderer v2.0 evaluation (www.DynamicPDF.com)

Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

| | | |
|--|---|-------------------------------|
| The Carriage House Walford Bams Walford SHREWSBURY SY4 2HL | Energy rating C | Valid until 8 October 2034 |
| | Certificate number 9720-3409-0621-2206 | |

Property type End-terrace house

Total floor area 55 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-standards-and-fund-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-fund-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.](#)



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 will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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