

# 58 PRESCOTT COURT

BASCHURCH | SHREWSBURY | SHROPSHIRE | SY4 2BF

Halls 1845



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Shrewsbury 8.0 miles | Oswestry 11.5 miles | Telford 21.0 miles
(all mileages are approximate)

## AN ATTRACTIVELY PRESENTED AND GENEROUSLY PROPORTIONED DETACHED HOUSE, SET WITH GARAGE AND FEATURE LARGE GARDENS WITH STUNNING VIEWS IN THIS HIGHLY POPULAR RURAL VILLAGE.

Well presented throughout
Generously proportioned rooms
Lovely flowing lawns
Stunning views to the rear
Popular rural village

Halls 1845

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SY1 1QJ
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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

Proceed out of Shrewsbury along Coton Hill before turning left at the traffic lights along Berwick Road. Continue past Walford College and at the roundabout on the outskirts of the village turn right. Continue towards the centre of the village turning left at the mini roundabout into Prescott Court. Follow the road round and continue round the attractive grassed central section and the property will be identified at the far end.

## SITUATION

The property is situated in a most appealing position on this sought after modern development. Baschurch itself provides an excellent range of amenities including a pub/restaurant, Spar convenience store, tennis club and the popular Corbet secondary school. The county town of Shrewsbury is approximately 9 miles away and has a far more extensive and comprehensive range of both social and leisure facilities together with a rail service.

## PROPERTY

An impressive and beautifully positioned four-bedroom family home, 58 Prescott Court offers spacious and well-balanced accommodation arranged over two floors, complemented by generous driveway parking, an attached garage and, most notably, stunning rear gardens enjoying far-reaching views across open countryside and rolling hills beyond.

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation, including a useful guest cloakroom and a separate utility room. The spacious sitting room is a particularly inviting space, featuring an attractive fireplace with slate hearth and Yeoman log-effect gas stove. Twin glazed French doors with full-length side panels open directly onto the rear gardens, creating a wonderful connection with the outside space and allowing the beautiful countryside views to be enjoyed from within.

Approximate Area = 1280 sq ft / 118.9 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1449 sq ft / 134.6 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). © nichecom 2026. Produced for Halls. REF: 1542684

The open-plan kitchen and dining area provides an excellent setting for both everyday family life and entertaining. The kitchen is fitted with an attractive range of soft-close wall and base units, generous work surfaces and a comprehensive selection of integrated appliances. The adjoining dining area offers ample space for a family dining table, whilst enjoying a pleasant outlook towards the central green. A separate utility room provides additional storage and laundry facilities, together with direct access to the rear garden.

To the first floor, the landing leads to four well-proportioned bedrooms, providing excellent flexibility for family living, guest accommodation or home working. The principal bedroom benefits from built-in triple wardrobes and far-reaching views, together with its own en-suite shower room. The remaining three bedrooms are served by a well-appointed family bathroom, fitted with a panelled bath, wash hand













basin and WC.

## OUTSIDE

Externally, the property is approached via a generous tarmacadam driveway, providing ample off-road parking and access to the attached garage, which benefits from power, lighting and useful eaves storage. The front gardens are neatly maintained, with areas of lawn, established herbaceous borders and an attractive outlook.

One of the property's most outstanding features is the generous rear garden, which enjoys a wonderful sense of space and privacy, together with far-reaching views across adjoining fields and open countryside. Immediately adjoining the house is an extensive flagged sun terrace, providing an ideal setting for outdoor dining and entertaining, whilst offering the perfect vantage point from which to appreciate the lovely outlook. Beyond, large, gently flowing lawns extend towards established planted borders, creating an appealing garden setting with excellent scope for purchasers to introduce their own landscaping ideas and personal touches.

## GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

## LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band - E



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.


### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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