



FOR SALE

Offers in the region of £249,995

18 Curlew Meadows, Baschurch, Nr Shrewsbury,
SY4 2FA

A recently constructed and much improved two-bedroom semi-detached home situated on a generous corner plot and boasting stylishly presented living accommodation and ample off-street parking; enviably positioned within a modern development in the popular village of Baschurch.



Shrewsbury (8.5 miles) Wem (9 miles) Ellesmere (11 miles) and Oswestry (11 miles)

(All distances approximate)



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

DESCRIPTION

Halls are delighted with instructions to offer 18 Curlew Meadows in Baschurch for sale by private treaty.

18 Curlew Meadows is a deceptively spacious two-bedroom semi-detached property which has been subject to a range of decorative improvement works by the current vendor to now provides just under 800 sq ft of stylishly presented living accommodation situated over two floors, these comprising, on the ground floor, a Entrance Porch, Living/Dining Room, Cloakroom, and Kitchen, together with, to the first floor, two generously proportioned Bedrooms and a family Bathroom.

18 Curlew Meadows enjoys a particularly pleasant position within a generous corner plot which extends, in all, to around 0.08ac. To the fore there is ample driveway parking for two vehicles which leads on to a paved walkway, this flanked to either side by areas of lawn bordered by established and attractive planted beds. The rear gardens have, as per the front, been vastly improved and now feature an attractive paved patio area which lead on to an area of lawn with floral borders.

SITUATION

Curlew Meadows 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.

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DIRECTIONS

Leave Shrewsbury on the B5067, continuing for around 8 miles and passing through the villages of Leaton and Walford Heath until reaching a roundabout at the southern edge of Baschurch village; here, take the third exit to continue into the village and, after around 0.2 miles, take a right hand turning on The Wheatlands. Shortly after turning onto The Wheatlands, turn right onto Prescott Fields and then turn immediately left onto Curlew Meadows where, shortly after, a right hand turn leads onto the cul-de-sac containing number 18.

SCHOOLING

Within a convenient proximity are a number of well-regarded educational establishment, 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.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed via a useful Entrance Porch, from where a door leads directly into a welcoming Living/Dining Room with herringbone oak flooring, wall panelling, and dual aspect windows onto the front and side elevations, this serving as the heart of the property and providing ample space for seating areas and dining space, with a further door leading onto an Inner Hallway from where access is given into a ground floor Cloakroom and the Kitchen, the latter featuring a modern fully-fitted kitchen, a window overlooking the private rear gardens, and a rear access door.

From the Living/Dining Room, stairs rise to a first floor landing where the accommodation comprises a modern Family Bathroom with an attractive white suite, and two impressively proportioned double Bedrooms, one of which faces to the south.

OUTSIDE

18 Curlew Meadows is enviably positioned within a generous corner plot which affords the property larger than anticipated gardens, these extending, in all, to around 0.08ac, or thereabouts. The front gardens have been attractively landscaped within lawns and floral borders, and are complemented by a paved walkway which culminates the driveway.

To the rear of the property are well maintained gardens which are predominately laid to lawn and accompanied by an attractive paved patio area with the benefit of an attractive wooden outdoor bar, this representing an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Porch:
Living/Dining Room: 5.29m x 4.18m
Kitchen: 3m x 2.84m
Cloakroom:

- First Floor -

Bedroom One: 4.18m x 2.50m

Bedroom Two: 4.18m x 2.84m

Family Bathroom:

SERVICES

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

TENURE

The property is said to be of freehold tenure.

POSSESSION

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 ' B ' 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 (including 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.

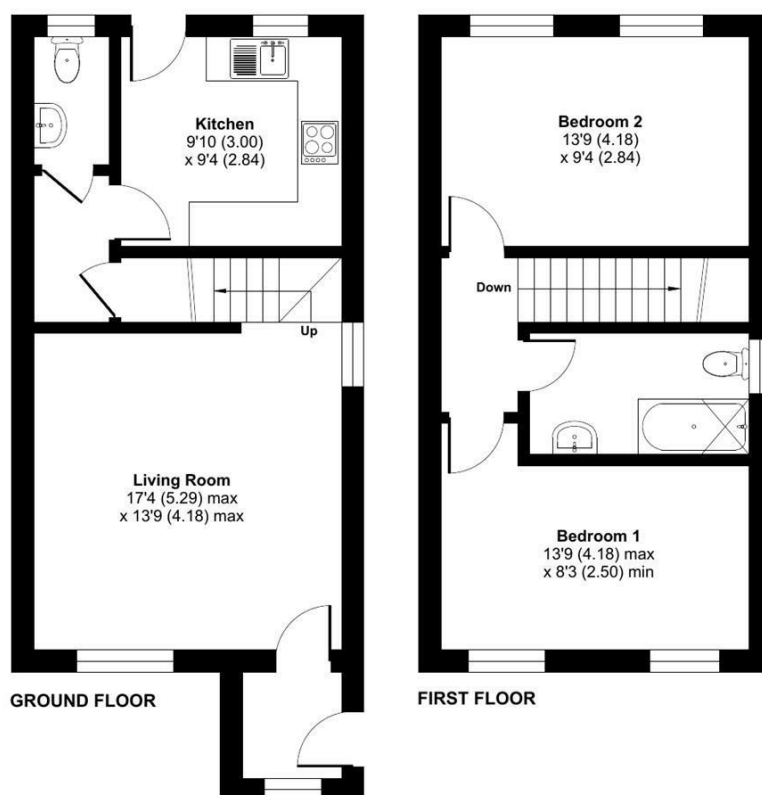
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

FOR SALE

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Approximate Area = 773 sq ft / 71.8 sq m
For identification only - Not to scale



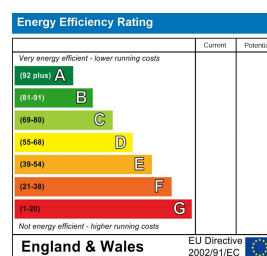
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1470915



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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Ellesmere Sales

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