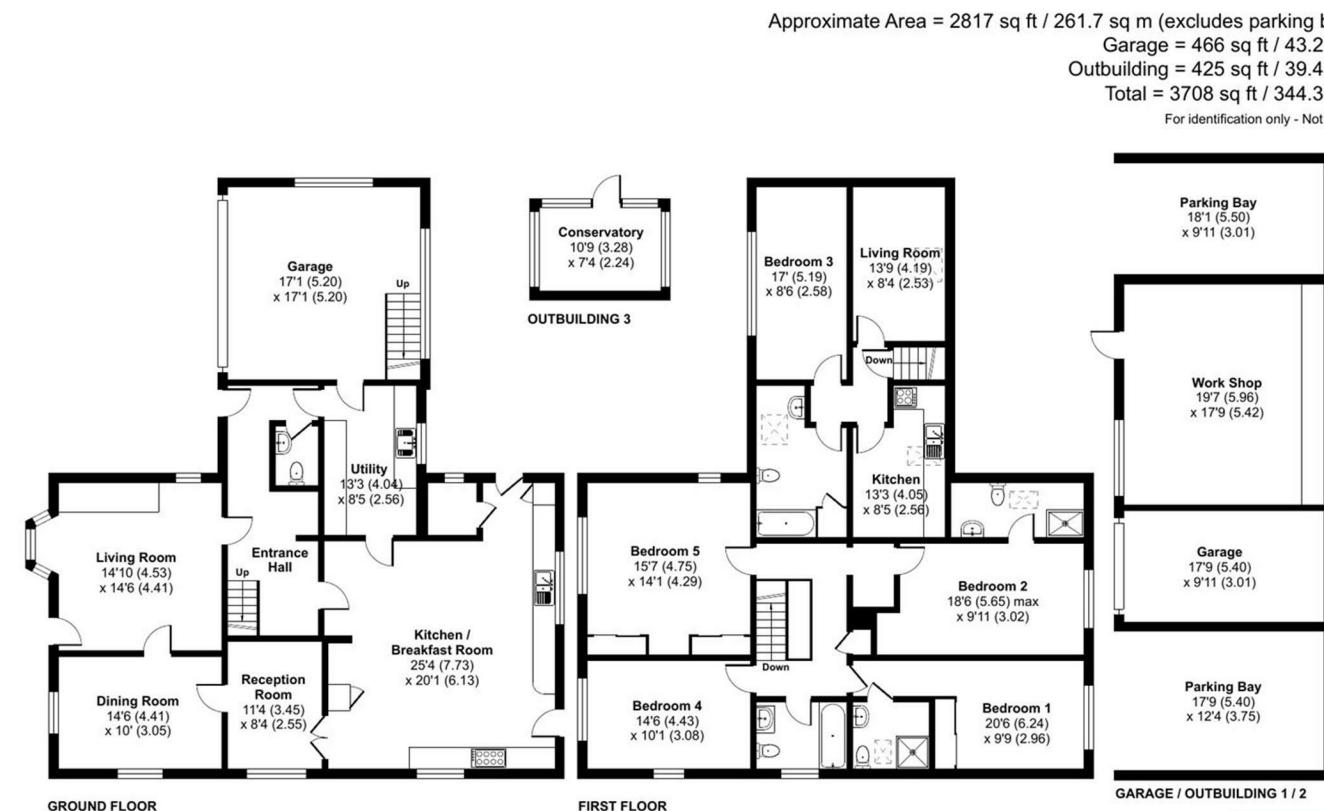


FOR SALE

14 Nobold, Baschurch, Shrewsbury, SY4 2DZ

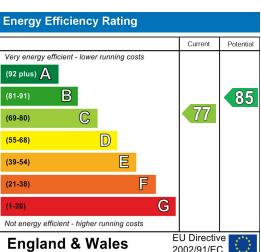


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1304525

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



Halls¹⁸⁴⁵

01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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FOR SALE

Offers in the region of £500,000

14 Nobold, Baschurch, Shrewsbury, SY4 2DZ

A particularly spacious detached family home, offering a most flexible and adaptable living environment, set with extensive garaging and outbuildings together with easily maintained gardens, in this most popular village location.



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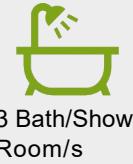
MILEAGES: Shrewsbury 8.5 miles, Telford 22.2 miles. All mileages are approximate.



4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- **Popular village location**
- **Spacious versatile accommodation**
- **Scope for improvement**
- **Easily maintained gardens**
- **Large parking area and extensive garaging**
- **NO ONWARD CHAIN**

DIRECTIONS

From Shrewsbury town centre, proceed along Smithfield Road and round onto Chester Street. On arrival at the traffic lights at Coton Hill, take the left turn onto Berwick Road and continue to the village of Baschurch. At the roundabout, take the right turn towards the village and proceed over the mini roundabout taking the next left turning onto Nobold. Proceed ahead and at the grass triangle turn left and the property will be found after a short distance on the right hand side.

SITUATION

The property is situated on the fringe of the village of Baschurch which has a number of local amenities including a post office, doctors surgery, local supermarket, barber shop and the popular restaurant - The New Inn. Further afield are the towns of Shrewsbury and Oswestry, each providing extensive shopping, leisure and social facilities. There are a number of state and private schools available in the area including a primary school, The Corbett School and Adcote, together with Packwood Haugh Prep School in nearby Ruyton XI Towns. There are regular train links from Gobowen providing easy access to Birmingham and London beyond.

DESCRIPTION

14 Nobold is a particularly spacious detached family home, which may well be suited for those looking for multigenerational living. The house itself provides three reception rooms and a large open plan kitchen diner, which contains a number of fitted units with generous granite worksurface area over. The ground floor is completed with a utility room and guest WC. To the first floor, there are four bedrooms, two of which have en-suite shower rooms with the remaining two being served by the bathroom. Additional accommodation can be found above the garage in the form of an annex, which includes a living room, kitchen diner, bedroom and bathroom. Outside, the property is approached over a driveway which extends around to the rear and offers a fantastic parking and storage area, whilst also giving access to a number of outbuildings and garaging. The gardens are generally laid for ease of maintenance providing beautifully manicured lawns together with well stocked shrubbery beds and borders. In addition, there are patio seating areas, raised beds and a potting shed/greenhouse.

ACCOMMODATION

Pillared entrance porch, with part glazed panelled UPVC entrance door:-

LIVING ROOM

With feature inglenook brick and stone fireplace with log burning stove. Exposed timbers. Part glazed door to:-

SITTING ROOM

Beamed ceiling.

STUDY

With twin glazed doors through to:-

FEATURE OPEN PLAN KITCHEN DINER

Providing an attractive number of exposed beams. A wealth of eye and base level units comprising cupboards and drawers with generous granite work surface area over and incorporating a one and half bowl ceramic sink unit and drainer with mixer tap over, Belling range style cooker with double oven and grill, with 8 ring gas hob unit. Granite upstands and splash. Ceiling downlighters, space and plumbing for dishwasher, recessed Rayburn (oil fired) which assists with the domestic hot water system if required. Glazed access door to rear. Part glazed access door to side. Useful walk-in pantry.

UTILITY ROOM

With base level cupboards, stainless steel sink unit with twin drainer, oil fired central heating boiler. Space for fridge freezer, glazed access door to garage and door to:-

RECEPTION HALL**GUEST WC**

With low level WC, wall mounted wash hand basin with tiled splash.

INNER HALL

With staircase to first floor.

FIRST FLOOR LANDING

Access to loft space, built in airing cupboard with insulated hot water cylinder.

BEDROOM ONE

With built in double wardrobe with mirror fronted sliding doors, pleasant aspect with fields in the distance. Door to:-

ENSUITE SHOWER ROOM

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash, walk-in shower cubicle with inset tiling and splash screen.

BEDROOM TWO

With door to:-

ENSUITE SHOWER ROOM

With a white suite comprising low level WC, pedestal wash hand basin with tiled splash, shower cubicle. Wall mounted heated towel rail.

BEDROOM THREE

With dual aspect windows and twin built in double wardrobes.

BEDROOM FOUR

With dual aspect windows.

BATHROOM

Providing a suite comprising WC, pedestal wash hand basin and tiled bath with mains fed shower over, fully tiled walls.

OUTSIDE

The property is approached through a pillared entrance onto a brick paved driveway which provides a generous amount of parking, also leading to the carport and large garage and giving pedestrian access to the front and side of the property.

GARAGE

With remote controlled electric entrance door, power and light points, built in understairs store cupboard, door into utility, steps rising to:-

ANNEX**HALLWAY**

Leading to:-

LIVING ROOM

With built in eaves storage cupboard.

KITCHEN DINER

Providing eye and base level cupboards and drawers with generous work surface area over, sink unit and drainer, space and plumbing for washing machine, space for fridge. Integrated electric cooker.

BEDROOM

With large Velux window.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over, airing cupboard with insulated hot water cylinder.

THE GARDENS

To the front, the gardens offer beautifully manicured lawns with well stocked shrubbery beds and borders containing a number of different plants and shrubs, together with numerous trees including a monkey puzzle. Located to the rear is a large concreted yard, which offers additional parking if required and gives access to a range of outbuildings which include an open fronted garage/store with power and light points. Single garage with metal up and over entrance door, power and light points. Workshop with stable door, wealth of built in work benches and shelving, power and light points. Single covered store with lighting.

Positioned off the yard are raised beds and steps leading down to a sunken patio seating and entertaining area. Potting shed/greenhouse. Positioned to the side of the property are further raised shrubbery beds and a chicken run.

GENERAL REMARKS**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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.