



**FOR SALE**

Offers in the region of £450,000

## Croft House Baschurch, Shrewsbury, SY4 2AZ

A substantial four-bedroom detached family home boasting almost 1,700 sq ft of flexibly arranged and attractively modernised living accommodation, alongside an integral garage and generous gardens, conveniently situated in a central position within the popular village of Baschurch.



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

All distances approximate



- **Four-Bedroom Family Home**
- **Master with En-Suite**
- **Circa 1,700 sq ft**
- **Driveway and Garage**
- **Private Rear Gardens**
- **Popular Village Location**

#### **DESCRIPTION**

Halls are delighted with instructions to offer Croft House in Baschurch for sale by private treaty.

Croft House is a substantial four-bedroom detached family home which has been subject to a range of modernisation works in recent years and which now provides almost 1,700 sq ft of generously proportioned living accommodation ideally suited to the needs of modern families. A number of areas retain scope for further modernisation, allowing excellent potential for buyers to make their own mark on the property.

The property rests centrally within generous gardens which extend, in all, to around 0.13ac and comprise, to the fore, ample driveway parking for a number of vehicles, alongside an integral garage with additional storage. To the rear are private and unoverlooked gardens which offer an expanse of lawn bordered by an attractive patio area.

#### **SITUATION**

Croft House occupies a particularly convenient position within 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 envelops 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.

#### **SCHOOLING**

Within a convenient proximity are a number of well-regarded educational establishments, including Baschurch C of E Primary, The Corbet 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.

#### **THE PROPERTY**

The property is principally accessed via a covered external Porch into a welcoming Entrance Hall offering space for boots and coats following walks in the surrounding countryside, alongside stairs which rise to the first floor. Turning immediately right from the Entrance Hall, one enters a well proportioned Living Room with bay-window onto the front elevation and an attractive open fire, around which is ample space for seating and furniture.

The Entrance Hall culminates at a door which opens into a spacious Kitchen/Dining Room that runs almost the entire breadth of the home and provides a particularly sociable space ideal for entertaining and family moments alike. To the left of the room is a modern fitted kitchen comprising a selection of base and wall units, this separated, by way of an attractive breakfast bar, from a planned Dining Area positioned before patio doors which exit directly onto the rear gardens and allow for a seamless transition between the internal and external elements of the home. Completing the ground floor is a useful Utility Room with inset Cloakroom.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into four comfortably sized Bedrooms, each able to accommodate double beds and all enjoying integrated wardrobe space. The Master boasts an adjoining En-Suite with both bath and shower, with the remaining Bedrooms served by a Family Bathroom comprising a fitted suite.

#### OUTSIDE

The property is approached over a large printed concrete driveway which provides ample space for multiple vehicles, this flanked to one side by an area of lawn retained within a low-level stone wall. The driveway culminates at an integrals garage (approx. 5.81m x 3.82m) which incorporates further storage space and can be internally accessed via the Kitchen.

The rear gardens are particularly well suited to families, with expanses of lawn retained within established hedging bordered by an attractive patio area ideal for outdoor dining and entertaining.

#### THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Sitting Room: 5.13m x 4.24m

Kitchen/Dining Room: 7.35m x 3.60m

Utility Room: 3.78m x 2.71m

Cloakroom:

- First Floor -

Bedroom One: 4.12m x 3.78m

En-Suite:

Bedroom Two: 5.25m x 4.18m

Bedroom Three: 5.26m x 3.09m

Bedroom Four: 3.22m x 2.01m

Family Bathroom:

#### W3W

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#### DIRECTIONS

Leave Shrewsbury to the north via the B5068, passing through the villages of Leaton and Walford Heath until reaching a roundabout at the southern end of Baschurch. At the roundabout, take the third exit onto Shrewsbury road and continue for around 0.8 miles where the property will be situated on the left and identified by a Halls "For Sale" board.

#### SERVICES

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

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### COUNCIL TAX

The property is in Band E on the Shropshire Council Register.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

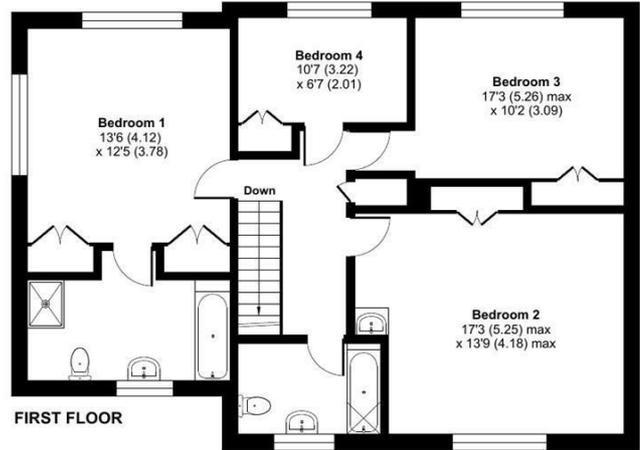
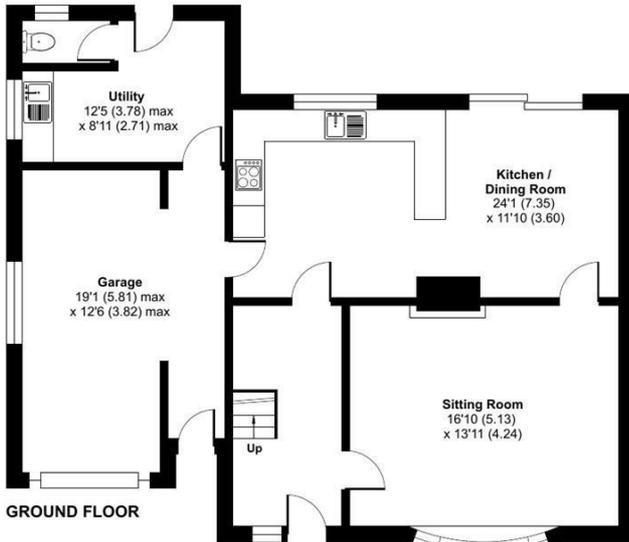
#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. SY12 0AW.

**FOR SALE**

Croft House Baschurch, Shrewsbury, SY4 2AZ

Approximate Area = 1677 sq ft / 155.7 sq m  
 Garage = 233 sq ft / 21.6 sq m  
 Total = 1910 sq ft / 177.3 sq m  
 For identification only - Not to scale

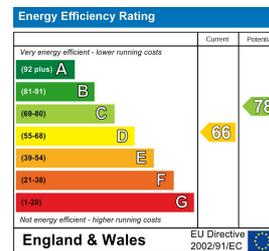


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2026. Produced for Halls. REF: 1429975

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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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