

Roger Parry & Partners

10 Barkley Street, Baschurch, Shrewsbury, SY4 2FG





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Offers In The Region Of £269,995

Set within an attractive modern development in a desirable position, this beautifully presented three-bedroom semi-detached home is tucked away in a quiet cul-de-sac and enjoys delightful views across the surrounding countryside. Offered for sale with no upward chain, the property provides well-designed and practical accommodation throughout, further benefiting from a private garden and driveway parking.








B4397
EYTON
B4397
Baschurch
PRESCOTT
Milford
Walford College
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Yeaton
Google
Map data ©2026 Google



Situated in a quiet and convenient location within a popular and well-designed development, a few minutes' walk from the centre of Baschurch and its many excellent amenities, such as the Corbet secondary school, popular pub/restaurant, medical practice and supermarket, as well as being just a 15 minute drive from the centre of Shrewsbury.

Entrance Hallway
With tiled flooring and stairs leading to the first floor accommodation

Downstairs WC
With wash hand basin with mixer tap, low level flush wc, tiled flooring and window to the front.

Kitchen
Fitted with a range of modern units, with stainless steel sink unit with mixer tap, integrated fridge/ freezer and dishwasher, Zanussi oven with gas hob and extractor fan over, radiator, cupboard housing the gas fired Worcester boiler, space and plumbing for a washing machine, tiled flooring and window to the front enjoying views of the surrounding countryside.

Living Room
With tiled flooring, two tv arial points, heating control, access to useful under stairs storage cupboard, double French doors provide access to the rear garden.

Principle Bedroom
With fitted carpet and wardrobes, heating control, tv areal point, two windows to the front overlooking views of the sounding countryside.

Bedroom Two
With fitted carpet and window to the rear.

Bedroom Three
With fitted carpet and window to the rear.

Bathroom
Fitted with a white modern suite comprising, panelled bath with taps, shower cubicle with shower unit and waterfall shower head above, wash hand basin with mixer tap, low level flush wc, heated towel rail, extractor fan and tiled flooring.

Outside
The front of the property benefits from driveway parking for two cars. Side pedestrian access leads to the enclosed rear garden which is mainly laid to lawn with paved patio area. The garden is enclosed by fencing.

Agents Notes
We are advised that there is a management estate charge. The annual amount applicable is £305.01. This is payable in two equal half yearly instalments on the 1st April and 1st October. We would recommend this is verified during pre contract enquiries.

Images – please note AI images have been used in the marketing of this property.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

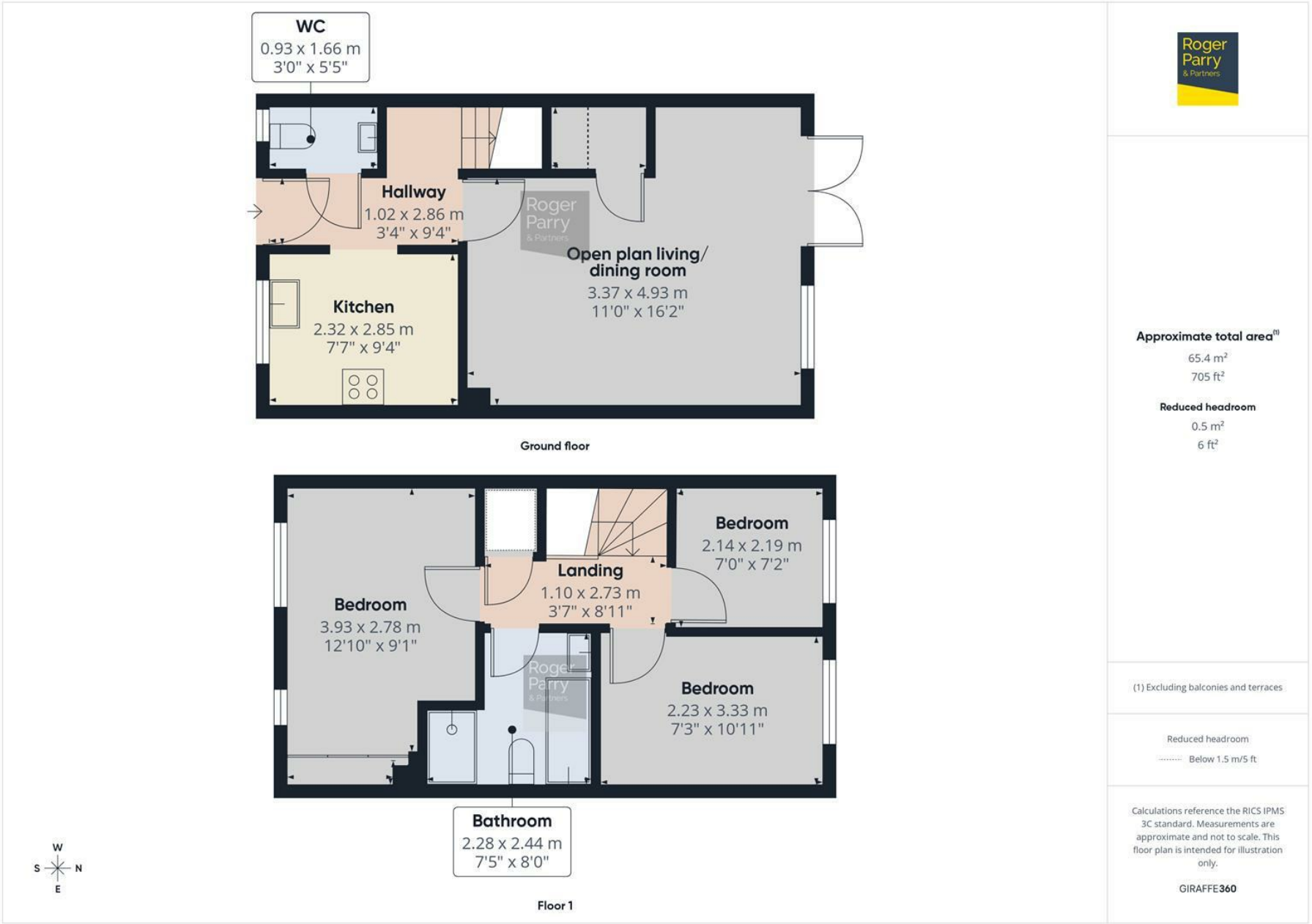
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council
Council Tax Band: C
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.