



SAMUEL WOOD

41 Prescott Fields, Baschurch, Shrewsbury, Shropshire, SY4 2EL

Asking Price £225,000



# 41 Prescott Fields

Baschurch, Shrewsbury, Shropshire, SY4 2EL



- Two Double Bedroom Semi Detached
- Very Well Presented Throughout
- Garage & Driveway For Multiple Vehicles
- Landscaped Front And Rear Gardens
- Conservatory Overlooking Rear Garden
- Upgraded Electric Fireplace Feature
- Solid Wood Worktop Kitchen
- Gated Side And Rear Access
- Popular Village With Amenities
- EPC Rating D

41 Prescott Fields, Baschurch, Shrewsbury is a very well presented two double bedroom semi-detached home, located within a popular and well-established village setting. The property benefits from a generous driveway providing parking for multiple vehicles, along with an integral garage offering secure storage or additional parking. Well maintained and landscaped gardens sit to the front and rear, with the rear garden enjoying gated access onto a bridleway and open fields beyond. Gated side access leads from the front to the rear via a newly installed gate, adding both convenience and security. Baschurch is a popular village offering excellent local amenities including a doctors surgery, dentist, supermarket, well-regarded schooling and a public house, making this an ideal choice for families, professionals and downsizers alike.

The ground floor accommodation is well planned and presented to a high standard throughout. The reception hall leads to the welcoming living room which forms the heart of the home, featuring an upgraded electric fireplace that creates a warm and comfortable atmosphere. This space flows naturally through to the conservatory, providing additional versatile living space with views over the rear garden. The kitchen is both stylish and practical, fitted with solid wood worktops and complemented by a tiled floor, offering ample workspace and storage while enjoying plenty of natural light.

To the first floor, the property offers two generously proportioned double bedrooms, both presented in excellent decorative order. The accommodation is completed by a modern family bathroom. The first floor layout is ideal for couples, small families or those requiring guest or home office space, providing comfortable and flexible living accommodation throughout.

Externally, the property continues to impress with its well-maintained gardens. The rear garden enjoys a pleasant degree of privacy and includes a gated access opening directly onto a rear bridleway and adjoining open fields. To the front, a driveway provides off-road parking for multiple vehicles and leads to the integral garage. Gated side access connects the front and rear gardens via a newly installed gate, adding both practicality and security to the outdoor space.







## Directions

What3Words: ///slope.yelled.physics

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 18 Mbps, & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

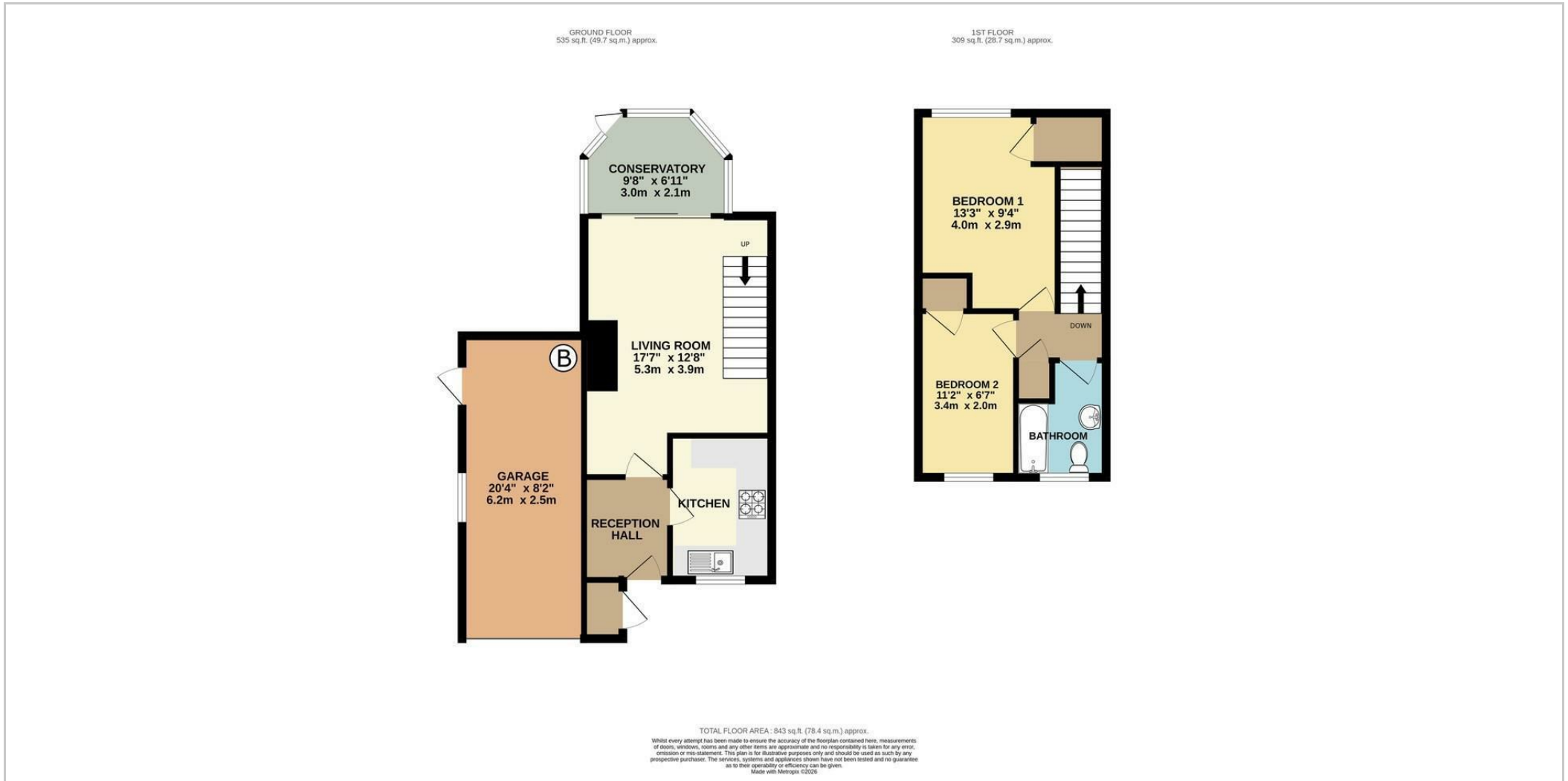
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk