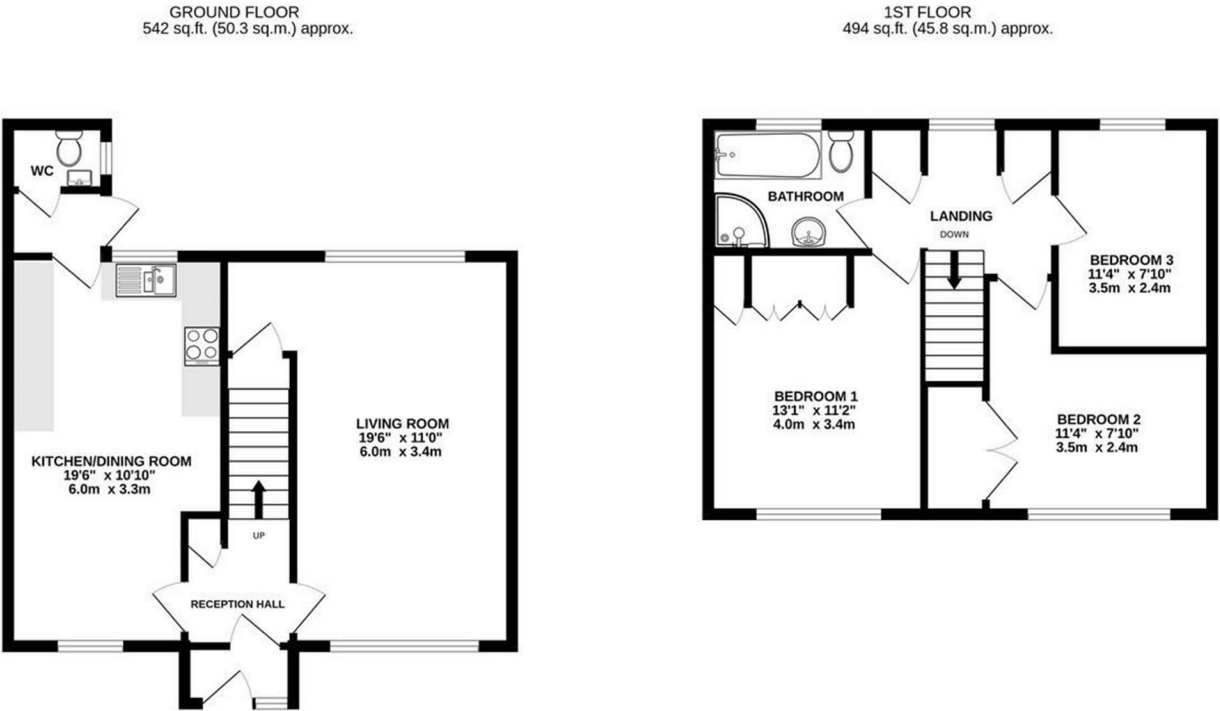


FOR SALE

Rydal The Common, Bayston Hill, Shrewsbury, SY3 0EA



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



FOR SALE

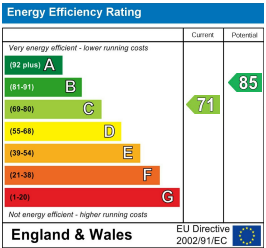
Offers in the region of £260,000

Rydal The Common, Bayston Hill, Shrewsbury, SY3 0EA

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



A lovely semi detached family home with large living areas, good size bedrooms, home office and over looking The Common in Bayston Hill.




01743 236 444


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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Large kitchen/dining room
- Front to back sitting room
- 3 double bedrooms and a family bathroom
- Private front and rear garden
- Home office in converted garage
- Sought after location

DIRECTIONS
From Shrewsbury town centre proceed to the Meole Brace island, continue along Hereford Road and up to the main roundabout junction with the A5 bypass. Proceed straight across onto the A49 heading for Bayston Hill. Continue into the village and after a short distance take the second left turn into The Common. Proceed ahead, bear to the right and the property will be found on the right hand side.

SITUATION
Rydal is located on The Common offering quick and easy access to Bayston Hill. South of Shrewsbury Bayston Hill is a thriving village with a range of amenities including shops, doctors’ surgery, public houses and library. Just a few miles away is the county town of Shrewsbury with its fine selection of bespoke shops and restaurants along with excellent recreational facilities. Schooling in the area is highly regarded in both the state and private sectors, including Prestfelde Prep, Shrewsbury School, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools including Oakmeadow CE Primary School in Bayston Hill itself. Road links are excellent with the A49, giving access to Church Stretton and Ludlow to the south and to the north Shrewsbury and the A5/M54 providing access to Telford, Birmingham and the national motorway network. There are railway stations at Church Stretton and Shrewsbury.

DESCRIPTION
Rydal is a lovely 3 bedroomed semi-detached home with spacious and well laid out accommodation set over two floors. The ground floor boasts a large kitchen/dining area to one side of the hallway and a substantial front to back sitting room to the other. To the first floor there are 3 double bedrooms which are served by a recently updated bathroom with separate shower.

ACCOMMODATION
PORCH
Pedestrian pathway leads from the The Common past the garage to the porch.

ENTRANCE HALL
Staircase rising from entrance hall to first floor landing. Doors into the kitchen on one side and sitting room on the other.

SITTING ROOM
Front to back large room with an office space towards the rear. A lovely light and bright room.

OPEN PLAN KITCHEN/DINING ROOM
A range of floor and wall units. Built in cooker with electric oven, induction hob and extractor above. There is a great deal of space for a dining area and/or family area. A rear window overlooks the patio and gardens. A door leads from the kitchen to a rear inner hall with the WC beyond.

GUEST WC
BEDROOM ONE
Built in double wardrobes. Window to the front with lovely views over The Common

BEDROOM TWO
Built in double wardrobes. Window to the front with lovely views over The Common

BEDROOM THREE
Window overlooking the rear gardens.

BATHROOM
Neatly fitted and recently updated with separate bath and shower, WC and sink.

OUTSIDE
To the front there is a small private garden mostly laid to lawn a detached former garage that has been converted in part, to a home office with under floor heating and the other part to a storage room. To the front the property has a particularly pleasant aspect overlooking The Common and to the rear, has good size gardens including a recently replaced patio, and a lawned area. The rear garden also benefits from a westerly facing aspect.

GENERAL REMARKS
FIXTURE 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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@halls.gb.com