



Grove Lane, Bayston Hill, Shrewsbury

Offers In Region Of £495,000

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## Grove Lane, Bayston Hill, Shrewsbury

Tucked away in a highly desirable cul-de-sac in Bayston Hill, this beautifully presented four-bedroom detached bungalow offers spacious and flexible accommodation ideal for modern family living. Finished to a high standard throughout, the home features two generous ground-floor bedrooms, a stylish family bathroom, and a guest WC with adjoining utility room. Upstairs, there are two further bedrooms with built-in storage and a convenient WC, making this a highly versatile home suited to a range of buyers.

At the heart of the property is a stunning open-plan kitchen and dining area, complete with granite worktops, integrated appliances, oak flooring, and French doors opening onto the rear patio. The adjacent evening lounge is bright and welcoming, with garden views and a feature fireplace. Throughout, the home boasts double glazing, central heating, and high-quality finishes.

Externally, the property benefits from ample off-road parking, a garage, and a beautifully landscaped two-part rear garden with a block-paved entertainment area, lawn, mature planting, a wooden canopy, and additional storage sheds. This well-maintained outdoor space is perfect for entertaining or relaxing in private surroundings.

Contact Lee Cooke Personal Estate Agents To Book A Viewing

### Location & Area

Situated just south of Shrewsbury, the village of Bayston Hill is a highly sought-after residential area known for its community feel, green spaces, and excellent amenities. The village offers local shops, a primary school, a pharmacy, and easy access to Lyth Hill Country Park — ideal for walking and outdoor activities. Shrewsbury town centre is just a short drive away, offering a wide range of shopping, dining, and cultural experiences. With excellent transport links via the A5, A49, and M54, Bayston Hill is perfect for commuters travelling to Telford, Birmingham, and beyond. This is a fantastic opportunity to secure a spacious, move-in ready home in a prime location. Early viewing is strongly recommended.





## Entrance Porch

A welcoming entrance porch featuring a double-glazed front door and double-glazed windows. Access is via an A-rated door leading into the entrance hall.

## Entrance Hall

Spacious and bright, the entrance hall provides access to the main rooms of the property. It features stairs to the first floor, doors to various rooms, a central heated radiator, and laminate flooring throughout.

## Guest WC

Located to the rear right of the property, the guest WC comprises a low-flush toilet and a door leading into the utility area. It benefits from a double-glazed rear window and tiled flooring.





## Evening Lounge

5.18m x 3.66m (17'0" x 12'0")

A generous lounge with two double-glazed windows overlooking the rear garden and an additional side window. Features include a feature glazed oak door into the entrance hall, two central heated radiators, and an electric fire with fitted surround.

## Family Dining Area

4.09m x 3.23m (13'5" x 10'7")

A versatile space that can be used as a dining area or sitting room, connecting seamlessly to the kitchen. It includes a double-glazed bay window to the front, ceiling spotlights, a smoke alarm, oak flooring, and a central heated radiator.

## Entertainment Kitchen

5.61m x 2.67m (18'5" x 8'9")

A beautifully refitted kitchen with double-glazed French doors to the rear patio and a glazed door to the entrance hall. Open to the family dining area, it features oak flooring and a superb selection of wall and base units with granite worktops, center oak shelving, and integrated appliances including full-height fridge, double oven, microwave, dishwasher, induction hob, dual sink, and storage bins. Feature lighting completes this stylish space.

## Bedroom 1

4.19m x 3.28m (13'9" x 10'9")

Situated on the first floor, this spacious bedroom has a double-glazed side window, central heated radiator, loft access, an airing cupboard, and built-in storage.

## Bedroom 2

4.19m x 2.62m (13'9" x 8'7")

A first-floor bedroom with double-glazed side window, built-in wardrobes, storage cupboard, and central heated radiator.

## Upstairs WC

Fitted with a low-flush toilet, wash basin set in a vanity unit, part-tiled walls, and a door to the landing.

## Bedroom 3

4.14m x 3.23m (13'7" x 10'7")

A ground-floor bedroom with a double-glazed bow window to the front, central heated radiator, built-in wardrobes, and door leading into the hall.





## Bedroom 4

4.11m x 2.13m (13'6" x 7'0")

Ground-floor bedroom featuring a double-glazed window to the rear, central heated radiator, and door to the hall.

## Family Bathroom

Refitted with a bath, low-flush toilet, wash basin in a vanity unit, walk-in shower, feature radiator, double-glazed side window, extractor fan, spotlights, wall storage, and tiled flooring.

## Front Garden / Parking

The property boasts a well-maintained frontage with gravel off-road parking, a block-paved parking area, and a side gate providing rear access.



## Rear Garden

A large, two-part rear garden featuring a block-paved entertainment patio, lawn, a selection of trees, plants, and shrubs, a paved area with a winding pathway leading to the rear, two-story sheds, a water tap, and a gate to the front. A wooden entertainment canopy adds a perfect outdoor living space.

## Garage

4.8m x 2.74m (15'9" x 9'0")

Positioned to the front right, the garage has an up-and-over door, security lighting, and direct access into the utility area.

## First Floor Landing

The landing benefits from a double-glazed window, access to loft space, and doors leading to the bedrooms, family bathroom, and upstairs WC.



## Utility Room

3.71m x 3.66m (12'2" x 12'0")

Positioned on the right side of the property, the utility room includes a double-glazed rear window, a double-glazed side window, and a rear access door. Fitted with base units, a roll-top work surface, integrated sink, and plumbing for a washing machine, it also features tiled flooring and internal doors to other rooms.

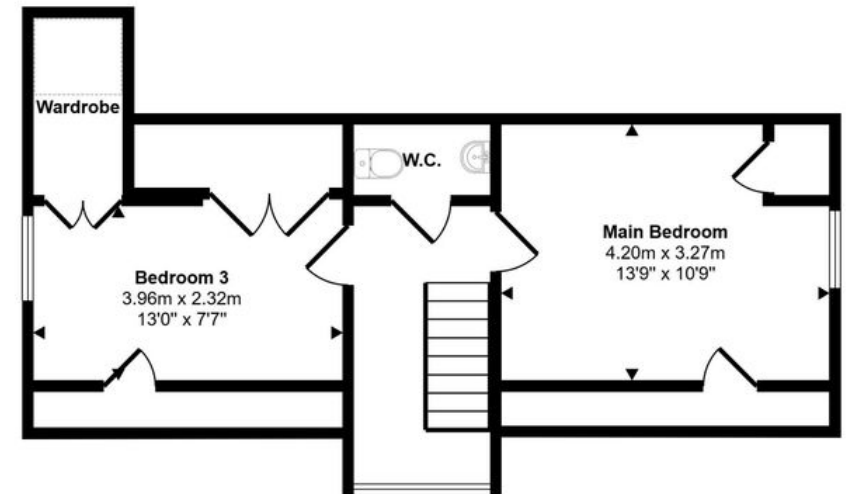
Approx Gross Internal Area  
162 sq m / 1739 sq ft



#### Ground Floor

Approx 119 sq m / 1281 sq ft

Denotes head height below 1.5m



#### First Floor

Approx 43 sq m / 458 sq ft