



Roger  
Parry  
& Partners

The Poplars, Pulley Lane, Bayston Hill, Shrewsbury,  
SY3 0JH



**The Poplars, Pulley Lane, Bayston Hill, Shrewsbury, SY3 0JH  
Offers In The Region Of £440,000**

A well-presented, detached cottage with later extension offering deceptively generous accommodation briefly comprising; entrance hall, sitting room, dining room, large kitchen/breakfast room, utility, large boot room, sun room, and downstairs shower room. Upstairs the property has a principle bedroom with dressing area, three further good sided bedrooms, and recently refitted family bathroom. The property occupies an elevated positions on the outskirts of the popular village of Bayston Hill, enjoying views from some of the upstairs rooms back towards the town.

Shrewsbury town and the bypass/motorway link are just a few minutes' drive away. The gardens are situated mainly to the side of the property with good off-road parking to the front for a number of vehicles. There is also a large timber work shop/store. Gas central heating and double glazing through out make The Poplars a highly desirable new home. Early inspection is recommended.





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



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**ACCOMMODATION COMPRISING:**

uPVC panelled and glazed front door with matching, opaque glass, side screen leads to:

**ENTRANCE HALL**

8'3" x 3'2" (2.51 x 0.97)

Incorporating useful cloaks recess, wood laminate flooring, radiator, double power point, telephone point, and staircase leading to first floor. Pine panelled door leads to:

**SITTING ROOM**

15'6" x 15'2" (4.72 x 4.62)

With two radiators, wood laminate flooring, range of power and lighting points, large, uPVC, double glazed window to the front. Sitting room leads through to:

**DINING ROOM**

10'1" x 9'1" (3.07 x 2.77)

With radiator, range of recess spotlights, wood laminate flooring, power points, door to under stairs storage cupboard. From dining room, archway leads through to:

**LARGE KITCHEN/BREAKFAST ROOM**

18'0" x 11'0" (5.49 x 3.35)

With range of shaker style units comprising one and a half bowl single drainer ceramic sink unit set into wood effect laminate work surfaces, range of cupboards and drawers under, space and plumbing for a dishwasher, and space for upright fridge freezer. Matching units to two adjacent walls with further range of cupboards and drawers, Range Master electric cooking range with six hobs, double oven, and grill, with stainless-steel splashback and extractor hood above. Tile splash to worksurfaces, extensive range of eye level cupboards incorporating display cabinets, ceramic tile flooring, built in breakfast bar, radiator, range of recess spotlights, double glazed window to the rear. Glazed and wooden doors lead to:

**LARGE L-SHAPED BOOT ROOM**

13'0" x 10'0" (3.96 x 3.05)

With ceramic tile flooring, power and lighting points, double glazed windows to the rear and side and service door leading to gardens. Large, double, built in, storage cupboard with shelving.

From kitchen door to:

**UTILITY ROOM**

7'11" x 7'1" (2.41 x 2.16)

With range of units, plumbing for washing machine, power and lighting points, window to the rear.

**DOWNSTAIRS SHOWER ROOM**

Fitted with corner shower cubicle with pivot door and shower attachment, vanity wash hand basin with tile splash, lighting unit above and storage cupboards below, WC, ceramic tile flooring, chrome ladder style radiator, extractor fan, central light point.

Boot room gives access to:

**SUNROOM**

14'9" x 11'4" (4.5 x 3.45)

With radiator, range of recess spotlights, ceiling lantern, ceramic tile flooring, double glazed windows overlooking gardens, French doors with full length windows to either side, lead out onto paved area.

From entrance hall, stairs lead to:

**LARGE LANDING AREA**

With access to roof space with pull down ladder boarding and lighting. Double glazed window overlooking fields, lighting point. Range of pine panelled doors give access to bedroom accommodation comprising:

**BEDROOM ONE (FRONT)**

12'9" x 11'0" (3.89 x 3.35)

With radiator, power and lighting points, range of built in wardrobes set to recess with mirror sliding doors providing hanging rail and shelving, double glazed window to the front enjoying lovely, elevated views towards the town.

**DRESSING AREA**

5'10" x 5'8" (1.78 x 1.73)

With recess lighting point, power point, and further built in double wardrobe with mirror sliding doors.

**BEDROOM TWO (FRONT)**

11'3" x 11'0" (3.43 x 3.35)

With radiator, power and lighting points, double glazed window to the front enjoying lovely, elevated views towards the town.

**BEDROOM THREE (REAR)**

15'0" x 9'4" (4.57 x 2.84)

With radiator, power and lighting points, double glazed window to the rear.

**BEDROOM FOUR**

10'0" x 9'3" (3.05 x 2.82)

With radiator, power and lighting points, double glazed window to the rear.

**FAMILY BATHROOM**

7'10" x 6'9" (2.39 x 2.06)

Recently fitted suite comprising panelled bath with fitted shower attachment and glazed side screen, fully tiled to bath area, vanity wash hand basin with tile splash and drawers under, WC, ceramic tile flooring, chrome ladder style radiator, recess spotlights, extractor fan, double glazed opaque glass window to the front.

**GARDENS AND GROUNDS**

The property is approached off Pulley Lane through five bar wooden gate leading onto large gravel and concrete parking and turning area.

**LARGE TIMBER AND FELT GARDEN STORE**

17'0" x 9'8" (5.18 x 2.95)

Providing extensive shelving with windows to the side and Aluminium framed greenhouse set alongside.

The gardens are mainly set to the side of the property, laid to lawn with paved patio, further covered seating area set to one corner, surrounded by well stocked flower and shrub borders, and enclosed by a variety of fencing. Further gravelled area situated to the rear of the property with outside lighting point and further garden store and outside light enclosed by wooden fencing.

**DIRECTIONS:**

From Shrewsbury, take the A49 South. Before you reach the Shrewsbury bypass (after the Sainsbury roundabout) turn right onto Pulley Lane and continue on up the bank into the village and after a short distance, The Poplars is situated on the right hand-side, indicated by the for sale sign ( if you get to the mini roundabout you have gone too far)

General Services: Mains Gas Central Heating, Mains Water Rated, Mains Electricity, Mains Drainage.

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.



**EPC Rating: C**

**Local Authority:** Shropshire County Council

**Council Tax Band:** C

**Tenure:** Freehold

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## 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](mailto:shrewsbury@rogerparry.net)

01743 343343

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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 to a 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 should 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 been 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.