



19 Overdale Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LF

£300,000

This attractive extended 3 bedroom semi detached house has been greatly improved by the current owners and we highly recommend arranging a viewing. The accommodation provides: Entrance Hall, Living Room, Sitting Room (or separate dining room), Impressive Fitted Kitchen/Dining Room, 3 Good Bedrooms, Modern Fitted Shower Room, GCH, DG, Pleasant Westerly Facing Garden, Driveway And Garage.



19 Overdale Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LF Ref: 4651

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied entrance, double glazed Georgian style entrance door.

Entrance Hall

Attractive tiled flooring, double radiator, double glazed window to the front, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 13' 0" x 10' 2" (3.96m x 3.10m)

Wooden flooring, radiator, double glazed bow window to the front, chimney breast with display alcoves to either side, book shelving and cupboards inset.

Sitting Room 10' 9" x 9' 0" (3.27m x 2.74m)

Again, with wooden flooring, radiator with ornate cover, double glazed French doors lead on to attractive, well stocked rear garden.

Kitchen/Dining Room 15' 2" x 10' 9" (4.62m x 3.27m) max

Impressively fitted with an excellent range of units, glass fronted display cabinets, solid wood work tops, white glazed sink. Integrated electric oven and 4 ring electric hob with filter hood above, cupboard housing gas fired combination central heating boiler. Decorative tiled surround to work areas, wooden flooring, double radiator, 2 double glazed windows overlooking garden to the rear, personal door to the Garage, double glazed door to the rear.

First Floor Landing

Wooden flooring, double glazed side window, access to roof space.

Bedroom 1 13' 0" x 10' 0" (3.96m x 3.05m)

Wooden flooring, radiator, double glazed window enjoys open front aspect.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m)

Wooden flooring, radiator, double glazed window overlooking rear garden, built in wardrobe.

Bedroom 3 10' 0" x 6' 6" (3.05m x 1.98m)

Wooden flooring, radiator, double glazed window to the front, built in wardrobe/cupboard.

Shower Room

Fitted with contemporary white 3 piece suite providing large shower cubicle with sliding doors and drench shower head, wash basin, WC, decorative tile flooring, fully tile to shower wall and half tiled to further walls, column style radiator incorporating heated towel rail, double glazed window to the rear.

Outside - Front

The property is approached over a wide driveway providing ample parking. The front garden is laid to lawn with shrub borders.

Garage

Up and over door, power and lighting points.

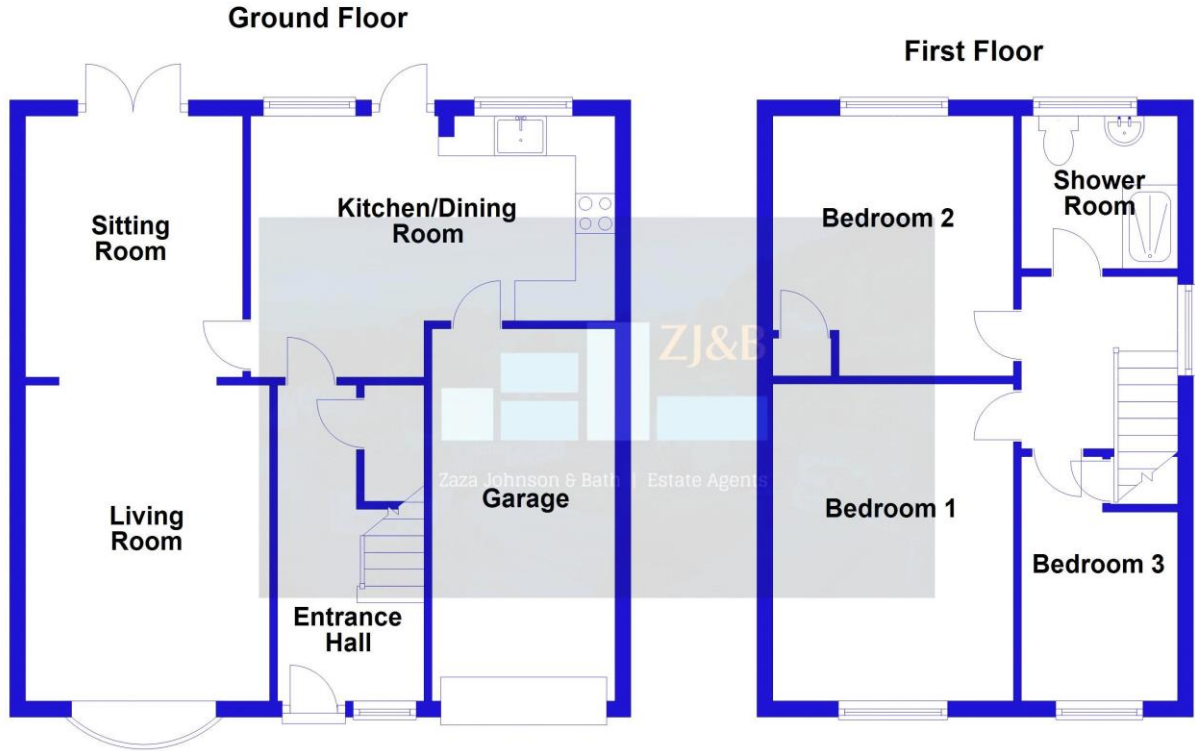
Rear Garden

Good size rear garden offering a good deal of privacy, approached onto a paved patio with stone wall retaining raised bed. Lawn to one side with vegetable/soft fruit section to the left hand side and paved patio beyond. The garden is enclosed by high level timber fencing.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																		
19 Overdale Road Bayston Hill Skipton/Walton SY3 0LF	Energy rating D	Valid until: 6 October 2033 Certificate number: 9370-2905-4300-2907-6051																																
Property type	Semi-detached house																																	
Total floor area	113 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>82+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>61-81</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>49-60</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>35-48</td> <td>D</td> <td>68 D</td> <td></td> </tr> <tr> <td>28-34</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-27</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	82+	A			61-81	B			49-60	C			35-48	D	68 D		28-34	E			21-27	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage