



## **14 Langford Avenue, Bayston Hill, Shrewsbury, Shropshire, SY3 0JU**

### **£318,500**

Zaza Johnson and Bath are delighted to introduce to market this charming, recently renovated 3-bed semi-detached home which boasts a prime corner position in the beautiful, sought after village of Bayston Hill. Accommodation comprises of Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, Three Bedrooms, Modern Bathroom, Beautiful Gardens, Garage and, Driveway.



**14 Langford Avenue, Bayston Hill, Shrewsbury, Shropshire, SY3 0JU      Ref: 4745**

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**

uPVC double glazed entrance door with side window.

**Entrance Hall** 14' 11" x 7' 1" (4.54m x 2.16m)  
Grey tile flooring, vintage radiator, staircase leading to First Floor Landing, under stairs storage cupboard.

**Living Room** 14' 5" x 11' 11" (4.39m x 3.63m)  
Parquet flooring, vintage radiator, double glazed bay window to the front, open fireplace with tiled surround and hearth.

**Kitchen/Dining Room** 8' 10" x 19' 7" (2.69m x 5.96m)  
Tiled flooring, beautifully fitted with black matt units with quartz worktop, inset double Belfast style sink unit with, Smeg range cooker with 5 ring burner, quartz splash back, filter hood above, integrated dishwasher, space for American style fridge/freezer, double glazed window overlooking rear garden, uPVC double glazed French doors opening to rear garden, feature vintage radiator, door to Utility Room.

**Utility Room** 16' 2" x 8' 9" (4.92m x 2.66m)  
Worktop, space and plumbing for washing machine, windows around and door to the rear garden.

**First Floor Landing**

Carpet, double glazed window to the side, access to loft space, built in cupboard housing boiler.

**Bedroom 1** 11' 10" x 11' 2" (3.60m x 3.40m)  
Carpet, radiator, double glazed window overlooking rear garden.

**Bedroom 2** 11' 10" x 11' 2" (3.60m x 3.40m)  
Exposed floor boards, double glazed window to the front, radiator, built in wardrobe with sliding doors.

**Bedroom 3** 8' 5" x 8' 3" (2.56m x 2.51m)  
Vintage radiator, carpet, double glazed window to the front

**Bathroom** 5' 6" x 8' 2" (1.68m x 2.49m)

Fitted with 4 piece white suite including tiled corner shower cubicle with gold mixer shower, vanity unit with wash basin and drawers beneath, WC, bath with gold mixer tap, towel radiator, double glazed windows to side and rear, shaver socket, extractor fan.

**First Floor Landing** 9' 4" x 8' 3" (2.84m x 2.51m)

**Gardens**

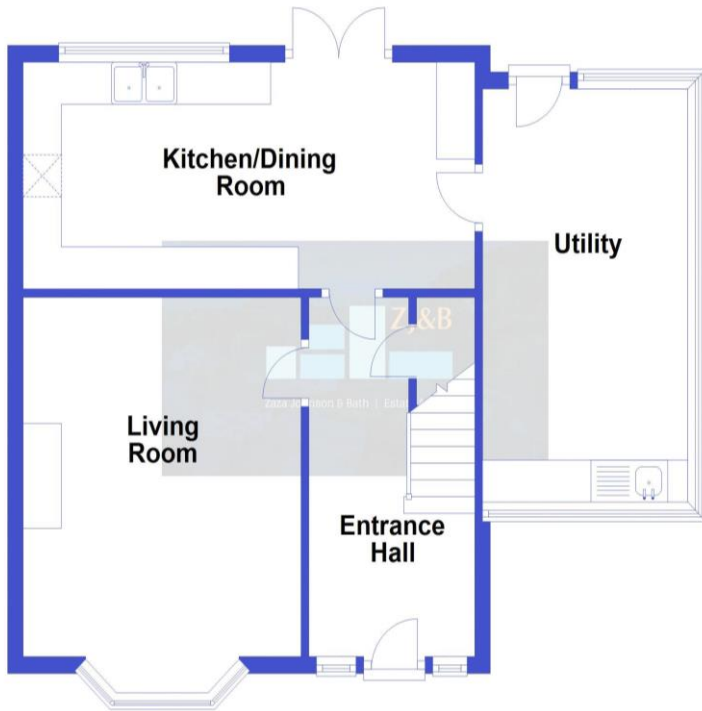
The property sits on a really good size corner plot with gardens to the front, side and rear. The garden to the front is mainly laid to neat lawns with shrub and flower beds, pathway leads to the front door. To the rear is a concrete driveway providing parking and access to Garage, further lawn with recently installed patio and the garden to the side has fruit trees and shrub beds. The garden is enclosed by hedging and fencing.

**Council Tax Band C**

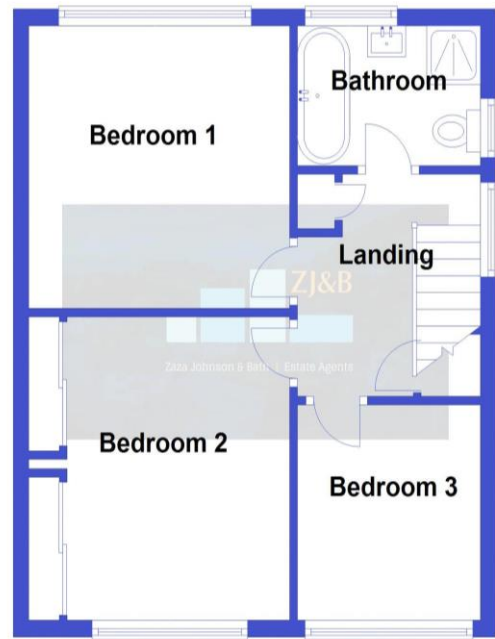
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



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

English | [Cymraeg](#)

### Energy performance certificate (EPC)

14, Langford Avenue Brynorbury S17 3JX	Energy rating <b>D</b>	Valid until: 16 August 2030 Certificate number: 9908-2014-7248-7910-4290
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Property type: Semi-detached house  
Total floor area: 85 square metres

#### Rules on letting this property

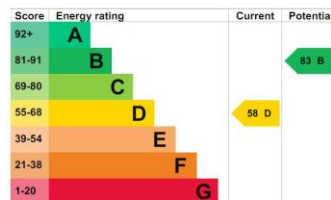
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65898/energy_efficiency_guidance_for_landlords.pdf) [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/65898/energy\\_efficiency\\_guidance\\_for\\_landlords.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/65898/energy_efficiency_guidance_for_landlords.pdf)

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



### **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**