



## 45 Yew Tree Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PP

### £300,000

Offered for sale with no upward chain is this immaculately presented 3-bedroom semi detached family home which has been beautifully upgraded by the current owners. The property is situated in the popular village of Bayston Hill close to local amenities, schools, road and public transport links. Accommodation comprises: Entrance Hall, Living Room (With multi fuel burner), Open Plan Kitchen/Dining Room, 3 Bedrooms, Modern Bathroom, Garage, Store, Driveway, Rear Garden. GCH, DG.



**45 Yew Tree Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PP Ref: 4754**

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**

Double glazed composite entrance door with frosted window to the side.

**Entrance Hall** 5' 2" x 5' 7" (1.57m x 1.70m)

Wood effect laminate flooring, radiator, staircase leading to First Floor Landing.

**Living Room** 11' 10" x 14' 0" (3.60m x 4.26m)

Wood effect laminate flooring, large double radiator, double glazed window to the front, chimney breast with unset multi-fuel burner set to slate hearth, under stairs storage cupboard.

**Kitchen/Dining Room** 10' 9" x 17' 1" (3.27m x 5.20m)

Wood effect laminate flooring, double glazed window and French doors overlooking rear garden,, uPVC double glazed door to the side. The Kitchen is fitted with a good range of cream gloss units with wood effect laminate work tops including breakfast bar, inset stainless steel sink with mixer tap, integrated Bosh 5 ring gas hob with tiled splash-back and filter hood above, double electric oven and microwave, dishwasher and stainless steel Kenwood fridge/freezer.

**First Floor Landing** 10' 8" x 5' 5" (3.25m x 1.65m)

Double glazed window to the side, loft access, built in storage cupboard, useful over stairs storage cupboard.

**Bedroom 1** 12' 5" x 11' 5" (3.78m x 3.48m)

Carpet, radiator, timber panelling to walls, double glazed window to the rear overlooking garden.

**Bedroom 2** 10' 6" x 11' 5" (3.20m x 3.48m)

Carpet, radiator, double glazed window to the front.

**Bedroom 3** 6' 5" x 7' 3" (1.95m x 2.21m)

Carpet, radiator, double glazed window to the front.

**Bathroom** 5' 6" x 7' 5" (1.68m x 2.26m)

Fitted with white 3 piece suite including wash basin, WC, bath with mixer shower, tiled flooring, half tiled walls, large towel radiator, 2 double glazed windows to the rear.

**Rear Garden**

Approached onto a paved patio, steps lead to good size area of lawn, raised barked beds, enclosed by fencing. Door to Garage and Shed (currently used as a log store), gate to the side provides access to the front of the property.

**External - Front**

Large concrete and stone driveway providing ample parking for several cars and access to Garage.

**Garage**

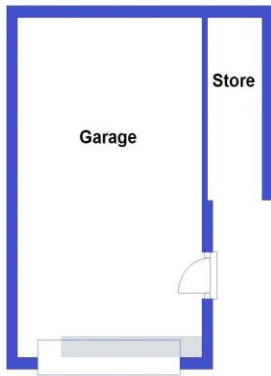
Up and over door, personal door to the side

**Council Tax Band C**

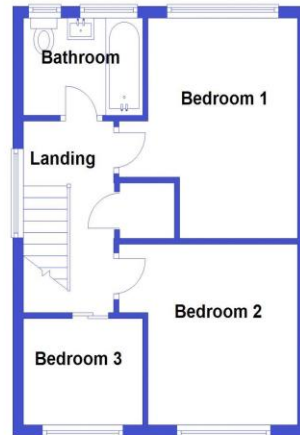
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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. Plan produced using PlanUp.

**FLOOR PLANS FOR GUIDANCE ONLY**

English | [Cymraeg](#)

**Energy performance certificate (EPC)**

45, New Tise Drive Ryegate Hill SHEPHERDSTON ST19 3PP	Energy rating <b>D</b>	Valid until: 29 February 2028 Certificate number: 8188-7422-5540-4628-7922
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Property type	Semi-detached house
Total floor area	74 square metres

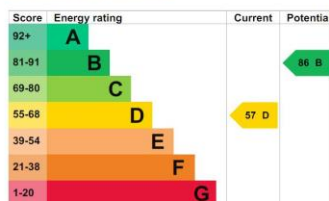
**Rules on letting this property**

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/consultations/energy-efficiency-improvements) <https://www.gov.uk/government/consultations/energy-efficiency-improvements>

**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**