



16 Parrs Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JS

£300,000

This is a surprisingly spacious, much loved, detached bungalow in an enviable cul-de-sac position within a popular village. The accommodation provides: Entrance Hall, Living Room, Conservatory, Dining Room, Kitchen, Spacious Office/Hobby Room, Rear Porch, WC, 2 Double Bedrooms, Shower Room. GCH, DG, Driveway Offering Ample parking, Car Port, Attractive Enclosed Gardens. No Upward Chain.

We Recommend Arranging An Early Viewing.



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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

Recessed Porch

Quarry tile flooring, double glazed entrance door.

Spacious Entrance Hall

Exposed floor boards, double radiator, built in shelved cupboard, large walk in cupboard with wall mounted gas fired central heating boiler, access via loft ladder to roof space, door to Dining Room, doors to Bedrooms.

Living Room 13' 6" x 10' 3" (4.11m x 3.12m)

Attractive wood flooring, radiator, square opening to Conservatory.

Victorian Style Conservatory 9' 6" x 8' 5" (2.89m x 2.56m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, French doors lead to sun decking and delightful well stocked garden.

Dining Room 15' 0" x 10' 5" (4.57m x 3.17m)

Radiator, dual aspect double glazed windows to front and side, wood style laminate flooring, Door to Kitchen.

Kitchen 10' 4" x 9' 0" (3.15m x 2.74m)

Fitted with wood fronted units, laminated worktops, inset 1 1/2 bowl sink unit, double glazed side window, integrated electric oven and 4 ring gas hob, ample space for further appliances, exposed floor boards. Door to Office.

Office/Hobby Room 13' 3" x 9' 3" (4.04m x 2.82m)

Tiled flooring, radiator, double glazed side and rear windows overlooking garden, recessed shelving. Door to Rear Porch.

Separate WC

Fitted with 2 piece white suite providing wash basin with cupboard beneath, WC, double glazed rear window.

Spacious Rear Porch 6' 0" x 5' 4" (1.83m x 1.62m)

Of brick and uPVC double glazed construction, tiled flooring, door to garden, power and lighting.

Bedroom 1 12' 8" x 10' 3" (3.86m x 3.12m)

Radiator, double glazed window with open front aspect, range of bedroom furniture included providing wardrobes, chest of drawers and high level cupboards.

Bedroom 2 11' 0" x 10' 4" (3.35m x 3.15m)

Double radiator, fitted bedroom furniture including double wardrobe, double storage cupboard and further cupboards along side, double glazed side window.

Shower Room

Fitted with 3 piece suite providing fully tiled corner shower cubicle, wash basin, WC, half tiled to all further walls, tiled flooring, heated towel rail, extractor fan.

Outside - Front

The property is approached over a wide tarmac driveway providing parking for several cars and leads to wide Car Port. The garden to the front enjoys shrub and flower bed enclosed by box hedging, gravel bed to one side with selection of shrubs. External light and access to rear garden.

Rear Garden

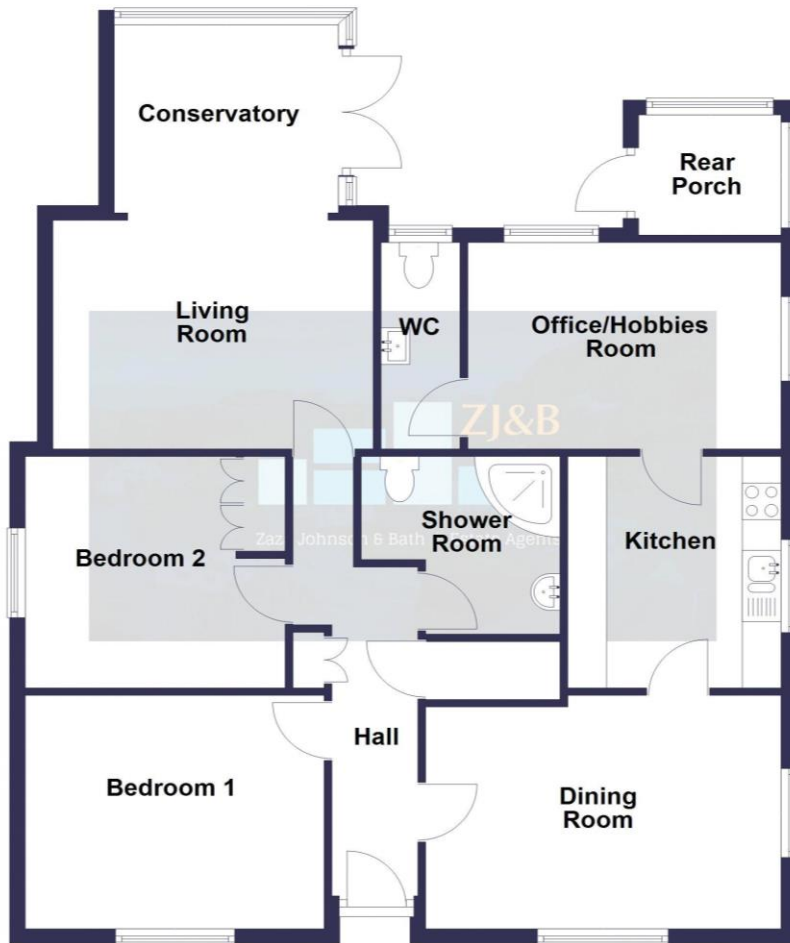
A most attractive rear garden, enclosed by timber fencing and hedging and provides a great deal of privacy. Approached on to decked sun terrace with balcony, steps lead onto crazy paved patio with the majority of the garden beyond laid to lawn with intersecting pathway. Central circular rockery feature and a variety of well stocked beds and borders containing shrubs, ornamental trees and plants. 2 timber sheds.

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



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.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

16 Perry Lane Baydon Hill SHREWSBURY SY5 5JG	Energy rating C	Valid until: 6 April 2034 Certificate number: 0390-2205-8340-2704-0881
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Property type: Detached bungalow
 Total floor area: 107 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)

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Energy rating and score

This property's energy rating is C. 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



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