



39 Meadowbrook, Bayston Hill, Shrewsbury, Shropshire, SY3 0PU

Offers in the Region Of £245,000

Recently updated throughout by the current vendor, this beautifully spacious 3 bedroom semi detached family home is located in a quiet cul de sac position in the heart of the popular village of Bayston Hill. Great local amenities within easy walking distance and in the catchment for good Primary and Secondary schools. The modern accommodation comprises of: Entrance Porch, Living Room, Modern fitted Kitchen/Dining Room, Downstairs WC, Rear Porch, 2 Double Bedrooms, 1 Single Bedroom, Modern Bathroom, South Facing Rear Garden, Detached Garage, Good Sized Driveway. Viewing Highly Recommended.



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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

Entrance Porch 5' 1" x 5' 8" (1.55m x 1.73m)
Wood effect flooring, radiator, recessed spotlights to ceiling.

Living Room 11' 11" x 16' 11" (3.63m x 5.15m)
uPVC double glazed window to front, radiator, wood effect flooring.

Kitchen/Dining Room 13' 9" x 10' 10" (4.19m x 3.30m)
Fitted with base units and eye level units, wooden style laminate worktop with inset stainless steel sink, wood effect laminate flooring, uPVC double glazed window to rear.

Cloakroom/WC 4' 0" x 3' 9" (1.22m x 1.14m)
Fitted with wash basin with storage cupboards below, WC, wall mounted gas fired central heating boiler, heated chrome style towel rail, wood effect flooring.

Rear Porch 3' 9" x 3' 3" (1.14m x 0.99m)
Wood effect flooring, uPVC double glazed door to side, storage cupboard with space for washing machine.

First Floor Landing 10' 7" x 5' 5" (3.22m x 1.65m)
uPVC double glazed window to side, loft access, airing cupboard with hot water cylinder, over-stairs storage cupboard.

Bedroom 1 10' 6" x 9' 7" (3.20m x 2.92m)
uPVC double glazed window to rear, radiator, built-in wardrobe.

Bedroom 2 10' 7" x 9' 3" (3.22m x 2.82m)
uPVC double glazed window to front, radiator, built-in wardrobe.

Bedroom 3 6' 8" x 7' 2" (2.03m x 2.18m)
uPVC double glazed window to front, radiator.

Bathroom 5' 5" x 7' 6" (1.65m x 2.28m)
Fitted with a white 3 piece suite including bath with electric shower over, wash basin, WC, 2 uPVC double glazed window to rear, heated chrome style towel rail.

Large Brick Built Garage
Double timber doors, power and lighting.

Rear Garden
Approached onto a paved patio leading to raised lawn with gravel edging and established shrubs, paved pathway and steps lead further low maintenance, screened garden with mature shrubs. External power and lighting points and cold water tap and the garden is enclosed by timber fencing.

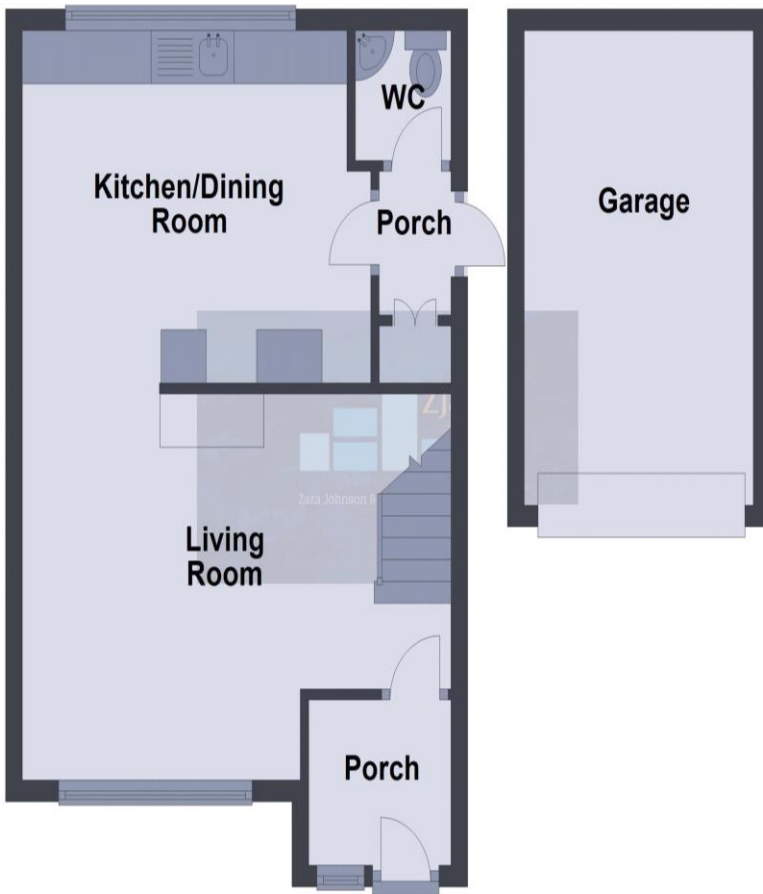
Outside - Front
The property is approached over a generous driveway providing parking and access to Garage. Further low maintenance paved area providing additional parking.

Council Tax Band C

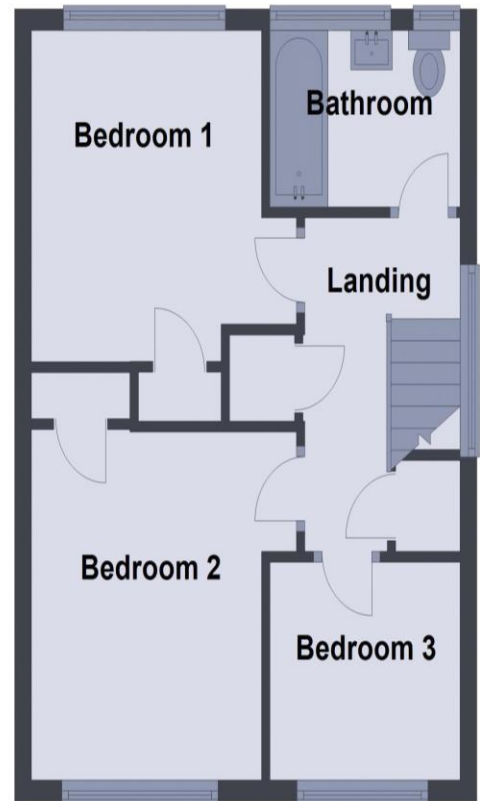
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Energy performance certificate (EPC)

39 Meadowbrook Bayston Hill SHREWSBURY SY3 6PU	Energy rating C	Valid until: 27 January 2034
		Certificate number: 4634-6229-6300-0066-4222

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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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

The graph shows a vertical scale of energy ratings from A (top, green) to G (bottom, red). The current rating is C, and the potential rating is B. A score of 79 is shown next to the current rating C, and a score of 85 is shown next to the potential rating B.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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