



10 Beeches Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PQ

£240,000

This cherished 3 bedroom semi detached family house enjoys a choice cul-de-sac setting close to excellent village amenities. Accommodation includes: Entrance hall, Living/Dining Room, Kitchen, 3 Bedrooms, Shower Room, GCH, DG, 2 Car Drive And Garage, Attractive Garden. No Upward Chain, Excellent Further Potential. Early Viewing 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

Canopied storm porch, double glazed entrance door.

Entrance Hall

Double radiator, double glazed window to the front, useful built in under stairs cloaks cupboard, staircase leads to First Floor Landing.

Living/Dining Room 22' 1" x 10' 9" (6.73m x 3.27m)

Living area has feature stone fireplace with quarry tile hearth and fitted gas fire with back boiler supplying central heating system, large double glazed window to the front, 2 radiators, double glazed sliding patio doors lead to rear garden.

Kitchen 10' 0" x 8' 9" (3.05m x 2.66m)

Fitted with range of units with laminated work tops, inset 1 1/2 bowl sink unit, half tiled walls, radiator, space for appliances, built in pantry, double glazed window to the rear and double glazed door to the side.

First Floor Landing

Double glazed window to the side, access to loft, built in airing cupboard and large built in storage cupboard

Bedroom 1 11' 4" x 9' 5" (3.45m x 2.87m)

Radiator, double glazed window to the front.

Bedroom 2 10' 6" x 10' 5" (3.20m x 3.17m)

Radiator, 2 double built in wardrobes, dressing table with drawers beneath, double glazed window overlooking rear garden.

Bedroom 3 7' 7" x 7' 3" (2.31m x 2.21m)

Radiator, double glazed window to the front.

Shower Room

Large walk in shower cubicle with Triton electric shower unit over, wash basin and WC, tiled areas, radiator, double glazed rear window.

Front Garden

The property is approached over a wide Tarmacadam driveway providing parking for at least 2 cars. The garden to the front is laid to lawn with shrub borders, wall to the front and hedge to one side.

Garage 19' 6" plus recess x 9' 10" (5.94m x 2.99m)

Detached brick built garage with up and over door, power and lighting, side window and door to rear garden.

Rear Garden

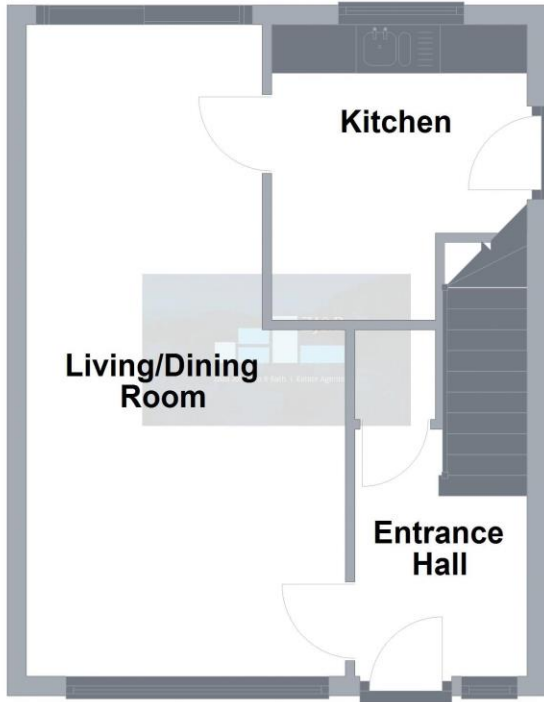
Approached onto a paved patio with lawn beyond, shrub borders with roses. Aluminium greenhouse to one side. Useful garden WC adjoining the Garage and the garden is enclosed by close boarded timber fencing with concrete posts.

Council Tax Band C

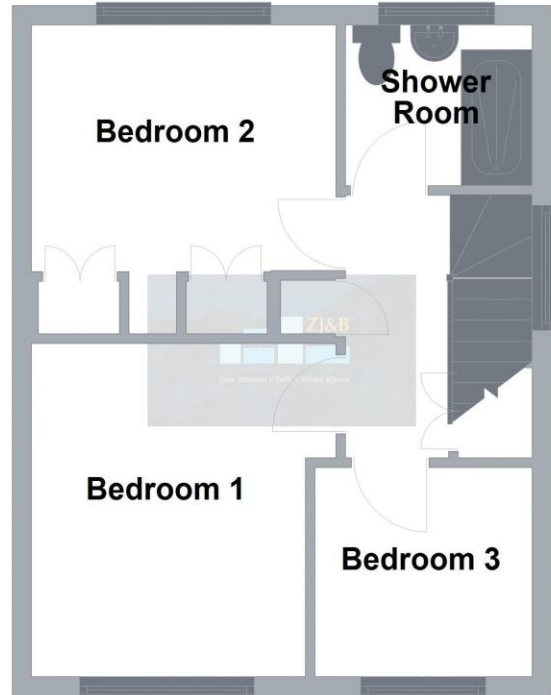
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

FLOOR PLANS FOR GUIDANCE ONLY

09/08/2024, 11:14 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Cymraeg](#)

Energy performance certificate (EPC)

10, Beeches Drive Skegby S14 5PS	Energy rating B	Valid until 4 November 2025
		Certificate number 0958-8886-7269-4305-3950

Property type Semi-detached house
Total floor area 78 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 \(https://www.gov.uk/guidance/landlords-should-let-properties-meeting-energy-efficiency-standards-and-easings\)](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0958-8886-7269-4305-3950>



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