



20 Gorse Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JL

Offers in the Region Of £325,000

Located in the popular village of Bayston Hill sits this spacious 3 bedroom detached family home, enjoying open country views from the rear garden. The property has benefitted from some renovation works throughout. The spacious accommodation comprises of: Porch, Entrance Hall, WC, Living Room, Kitchen/Dining Room, Utility Room, Three Bedrooms, Bathroom, Large Garage, Good Size Private Rear Garden, Driveway
NO UPWARD CHAIN



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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

uPVC double glazed entrance door with side windows.

Porch

Aluminium double glazed entrance door.

Entrance Hall 15' 5" x 10' 1" (4.70m x 3.07m)
Carpet, electric consumer unit, radiator, built in storage cupboard ideal for coats and shoes, double glazed window to the side and double glazed aluminium door to the side.

Living Room 14' 5" x 13' 9" (4.39m x 4.19m)
Carpet, radiator, 2 double glazed aluminium windows to the front, open fireplace with brick style surround and tile hearth, opening to

Kitchen/Dining Room 9' 10" x 17' 2" (2.99m x 5.23m)
Kitchen Area is fitted base and eye level units with laminate work tops, inset sink unit, freestanding electric oven with filter hood above, tiled flooring, aluminium double glazed window to the rear, door to under stairs storage cupboard/pantry. Dining Area is carpeted with double glazed aluminium sliding doors to rear garden.

WC 4' 11" x 3' 1" (1.50m x 0.94m)
Fitted with WC, tile effect vinyl flooring, double glazed window to the rear.

Utility Room 6' 9" x 5' 2" (2.06m x 1.57m)
Window to the rear, door to the side.

First Floor Landing 8' 5" x 6' 7" (2.56m x 2.01m)
Double glazed window to the side, storage cupboard housing Worcester combi boiler.

Bedroom 1 14' 1" x 9' 8" (4.29m x 2.94m)
Carpet, radiator, double glazed window to the front.

Bedroom 2 10' 1" x 10' 4" (3.07m x 3.15m)
Carpet, radiator, double glazed window to the rear, access to loft space.

Bedroom 3 8' 6" x 7' 2" (2.59m x 2.18m)
Carpet, radiator, double glazed window to the front, built in wardrobe above the staircase.

Bathroom 6' 11" x 6' 7" (2.11m x 2.01m)
Tile effect vinyl flooring, part tiled walls, fitted with bath with mixer tap and shower fitting, wash basin and WC, double radiator, double glazed window to the side.

Garage 35' 0" x 7' 9" (10.66m x 2.36m)

Rear Garden

Good size private rear garden, approached onto a paved patio with lawn beyond and shrub beds, enclosed by fencing and hedging to the side and rear. Access to Garage. Garden shed. North east facing garden with views over open countryside to the rear.

External - Front

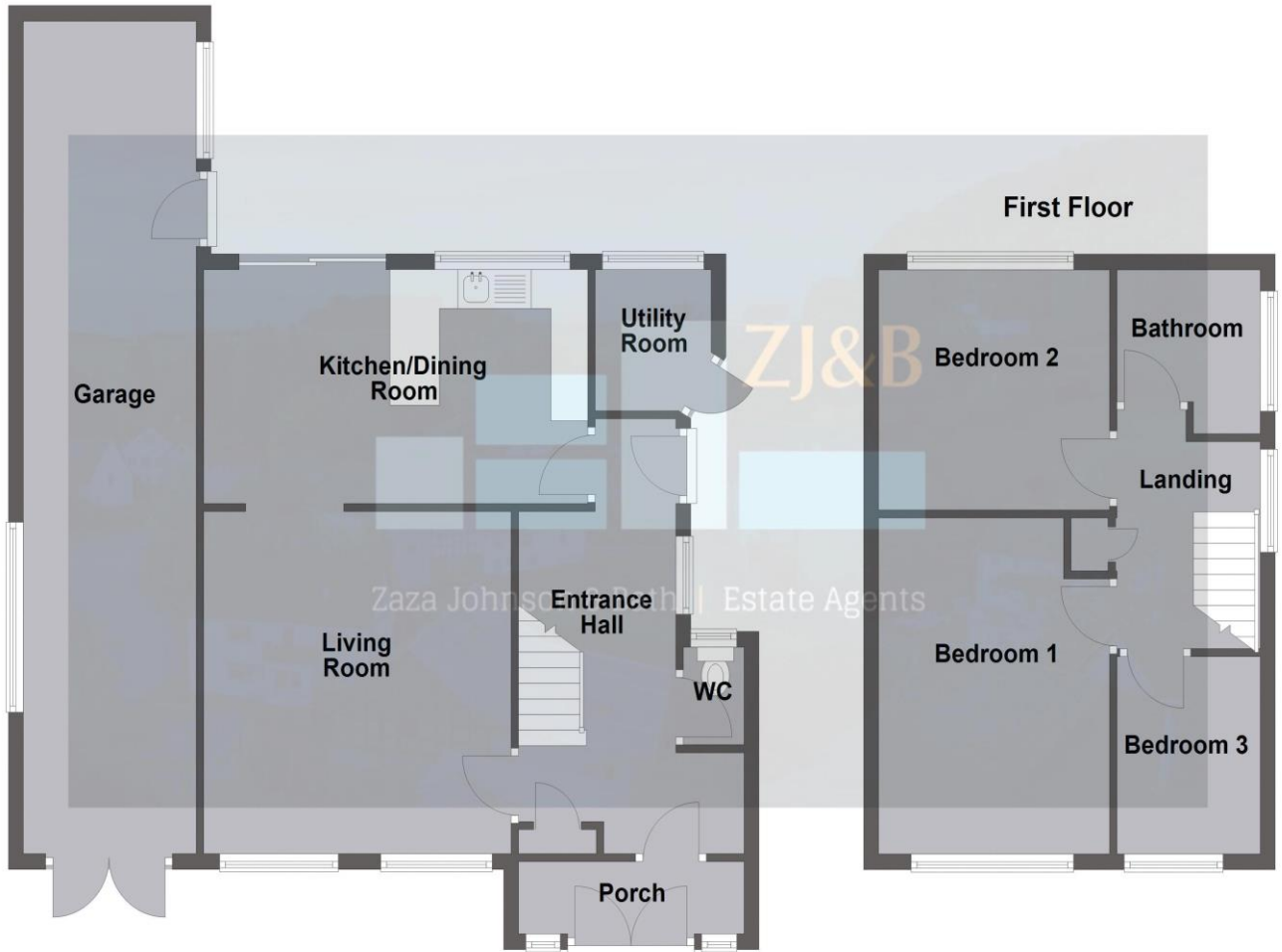
Approached over a block paved driveway with hedging and fencing to either side, providing ample parking for several cars. Established shrub bed with trees providing privacy.

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



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FLOOR PLANS FOR GUIDANCE ONLY

18/10/2024, 11:42

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

20 Gorse Lane Bayston Hill Shrewsbury SY3 5JL	Energy rating C	Valid until: 22 March 2033
		Certificate number: 0140-2132-0077-2427-8045

Property type: Detached house
Total floor area: 84 square metres

Rules on letting this property

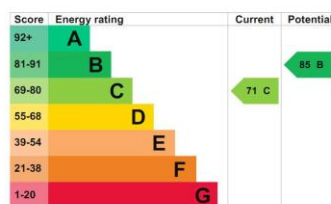
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-efficiency-standards-rental-properties) (<https://www.gov.uk/government/guidance/energy-efficiency-standards-rental-properties>).

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0140-2132-0077-2427-8045>

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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