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Estate Agents

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4 Broad Oak Crescent, Bayston Hill, Shrewsbury, Shropshire, SY3 0ND

Offers in the Region Of £330,000

This spacious extended 4 bedroom semi detached property enjoys a prime location in a popular village. The property provides extensive accommodation including: Enclosed Porch, Hall, Living Room, Dining Room, Family Room, Kitchen, Side Lobby, Utility, WC. Upstairs There Are 4 Bedrooms, Study, Bathroom. GCH, DG, Driveway And Garage. Exceptionally Large Rear Garden.



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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

Double glazed sliding doors.

Enclosed Porch

Quarry tile flooring, Glazed entrance doors with matching side panel.

Entrance Hall

Radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 13' 6" x 12' 0" (4.11m x 3.65m)

Cast iron glass fronted wood burner set to fireplace recess with slate hearth, exposed brickwork and oak mantle, radiator, double glazed bow window to the front.

Dining Room 10' 6" x 8' 11" (3.20m x 2.72m)

Wood effect laminate flooring, wide opening to Family Room and door to Kitchen.

Family Room 17' 1" x 9' 0" (5.20m x 2.74m)

2 radiators, 4 double glazed window enjoying views over large rear garden, double glazed door to the side.

Kitchen 10' 7" x 9' 6" (3.22m x 2.89m)

Fitted with wood fronted units with laminate work tops inset sink unit integrated electric double oven, 4 ring gas hob with filter hood above, double radiator, space for appliances.

Rear Lobby

Double glazed doors to Kitchen and rear garden, door to Integral Garage.

Downstairs WC

Fitted with WC.

Utility Room 9' 5" x 4' 3" (2.87m x 1.29m)

Radiator, work surface, plumbing for washing machine, double glazed window.

Integral Garage 14' 11" x 7' 6" (4.54m x 2.28m)

Doors to the front, wall mounted gas central heating boiler.

First Floor Landing

Built in storage cupboard, access to roof space with pull down loft ladder.

Bedroom 1 12' 0" x 10' 9" (3.65m x 3.27m)

Range of fitted wardrobes and central dressing table with drawers beneath, radiator, double glazed window to the front.

Bedroom 2 10' 1" x 10' 9" (3.07m x 3.27m)

Radiator, double glazed window enjoying outlook over rear garden.

Bedroom 3 12' 0" x 7' 7" (3.65m x 2.31m)

Radiator, built in double wardrobe, double glazed window to the front.

Bedroom 4 8' 9" x 8' 0" (2.66m x 2.44m)

Radiator, double glazed window to the front.

Study 10' 1" x 7' 7" (3.07m x 2.31m)

Radiator, double glazed window overlooking rear garden. door to Bedroom 3.

Bathroom

Fitted with white 3 piece suite including bath with mixer tap and shower attachment, wash basin and WC, fully tiled walls, heated towel rail, extractor, double glazed rear window.

Outside - Front

The front garden is laid to lawn, wide driveway provides ample parking and access to Garage.

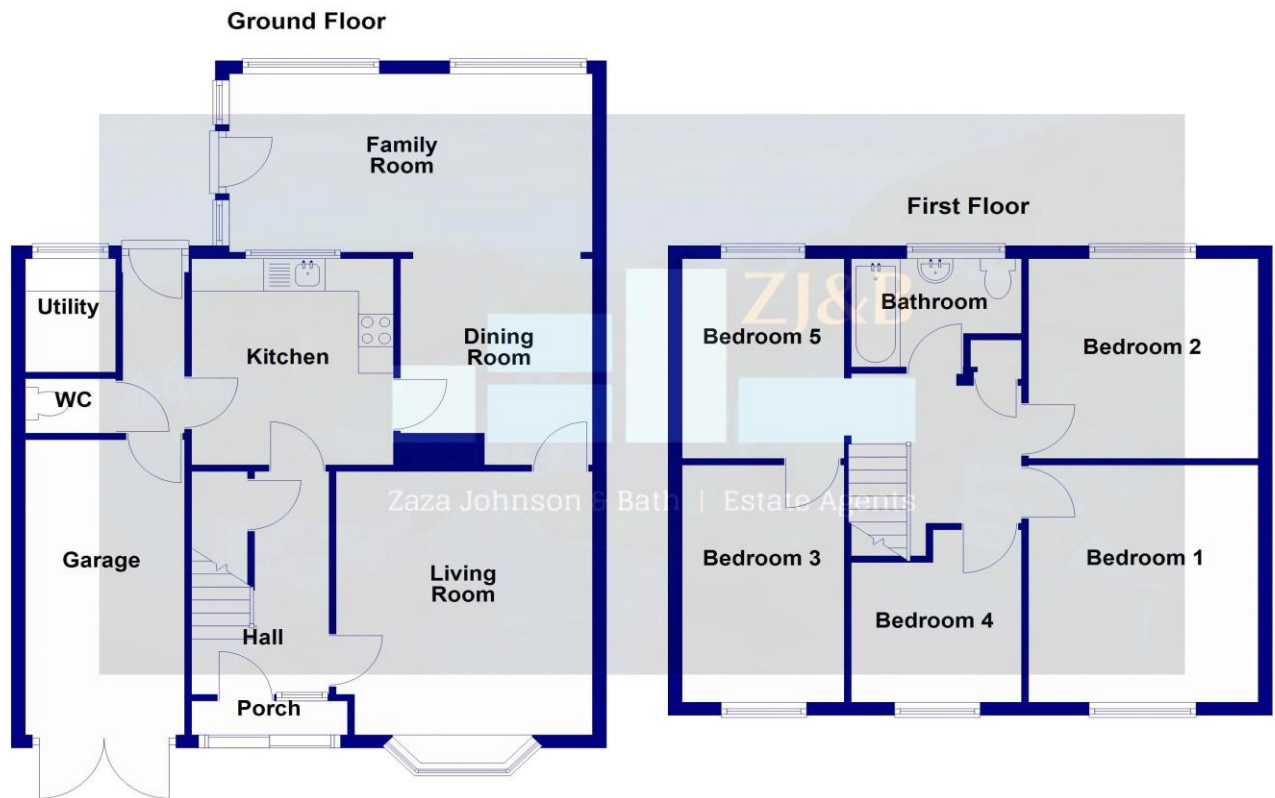
Rear Garden 100' 0" x 0' 0" (30.46m x 0.00m)

Large rear garden approximately 100' in length, enclosed by hedging and close boarded timber fencing with concrete posts. Approached onto split level patios, the majority of the garden is laid to lawn with a variety of shrubs and trees set to borders, 2 raised vegetable beds, further patio towards the rear boundary. Garden store to one corner. External tap and lighting point. Pathway with gated access to the front of the property.

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**



4 Broad Oak Crescent, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

28/03/2025, 13:04

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

4 Broad Oak Crescent Brynaton Hall Shrewsbury SY3 0ND	Energy rating C	Valid until 9 March 2033
		Certificate number 9400-7634-0722-5207-3773

Property type Semi-detached house

Total floor area 112 square metres

Rules on letting this property

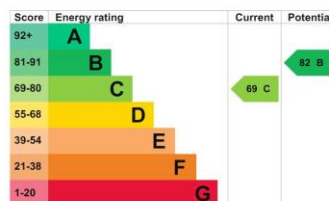
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/understanding-private-rented-property-minimum-energy-efficiency-standards>).

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/9400-7634-0722-5207-3773>

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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