



Zaza Johnson & Bath
Estate Agents

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12 Pulley Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JH

Offers in the Region Of £360,000

This highly impressive, particularly spacious 3 bedroom detached house provides well presented accommodation throughout including: Entrance Hall, Living Room, Dining Room, Sun Room, Kitchen, Utility Room, 3 Double Bedrooms With En-suite Shower Room To The Guest Bedroom, Large Main Shower Room. Generous Driveway And Garage, GCH, DG, Attractive Rear Garden. Situated On The Fringe Of This Popular Village. Viewing Considered Essential For Full Appreciation.



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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

Hardwood entrance door.

Entrance Hall 11' 6" x 6' 0" (3.50m x 1.83m)

Window to the front, radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 17' 7" x 12' 4" (5.36m x 3.76m)

Attractive wooden fire surround with coal effect gas fire inset, radiator, large double glazed window to the front.

Dining Room 10' 8" x 9' 10" (3.25m x 2.99m)

Polished tile flooring, radiator, double glazed patio doors.

Sun Room 12' 4" x 11' 4" (3.76m x 3.45m)

Tiled flooring, wall mounted electric heater/cooler, double glazed windows overlooking attractive rear garden.

Kitchen 12' 11" x 9' 10" (3.93m x 2.99m)

Attractively fitted with overlaid quartz worktops, good range of cream fronted units, integrated dishwasher, inset black enamel sink unit, tiled surround to work areas, polished tiled flooring, radiator, recess ideal for fridge/freezer, double glazed window overlooking rear garden, cupboard housing Worcester gas central heating boiler - installed March 2022.

Utility Room 9' 8" x 6' 0" (2.94m x 1.83m)

Tiled flooring, wood style laminated work tops with inset sink unit, range of built in cupboards, double glazed window and door to the rear.

Garage 17' 7" x 9' 11" (5.36m x 3.02m)

Wider than normal, with and over door, side window.

First Floor Landing

Double glazed side window, built in airing cupboard with hot water cylinder.

Bedroom 1 13' 5" x 12' 3" (4.09m x 3.73m)

Range of fitted wardrobes to one wall, radiator, double glazed window enjoys open aspect to the front with views towards Shrewsbury.

Bedroom 2 10' 2" x 9' 11" (3.10m x 3.02m)

Radiator, double glazed window overlooking rear garden.

En Suite Shower Room

Fitted with 3 piece white suite including corner shower cubicle, wash basin with decorative tiled splash, WC, extractor.

Bedroom 3 14' 0" x 10' 6" max (4.26m x 3.20m)

Radiator, double glazed window enjoying similar views to Bedroom 1.

Shower Room

Fitted with contemporary 3 piece suite including fully tiled corner shower cubicle with Mira shower unit, wash basin, WC, range of fitted cupboards and drawers, radiator, double glazed rear window.

Outside - Front

The property is approached over a wide block paved driveway providing ample parking and turning space. The garden to the front is gravelled and there are a selection of trees including fruit. Hedging to the front and one side and fencing to the other

Rear Garden

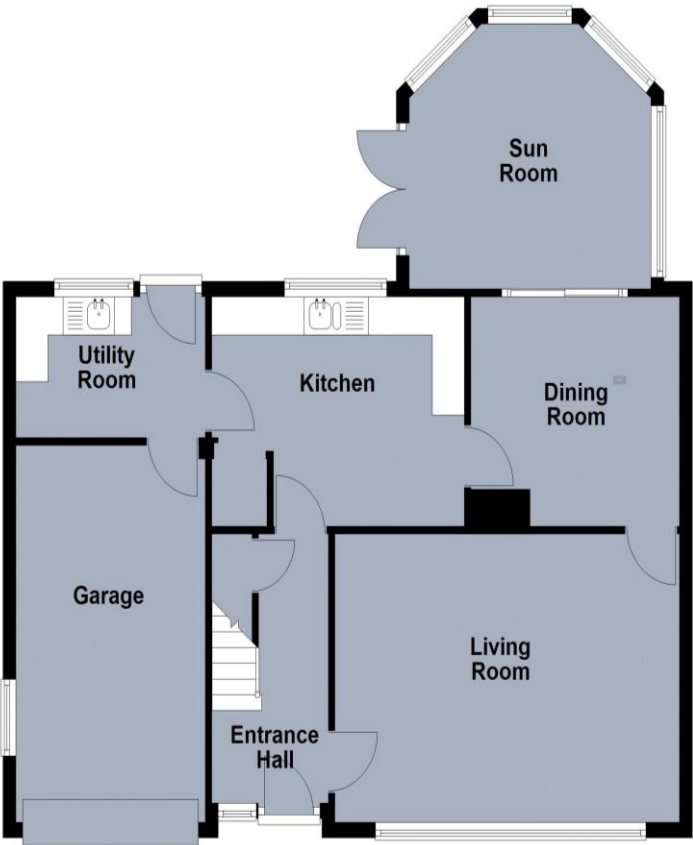
Well presented, established rear garden approached onto timber decking. The majority of the garden is laid to lawn, there is a raised seating area to one corner, a good variety of shrubs and trees set around. Timber shed, external lighting and cold water tap. The garden is enclosed by close boarded timber fencing with concrete posts and hedging.

Council Tax Band C

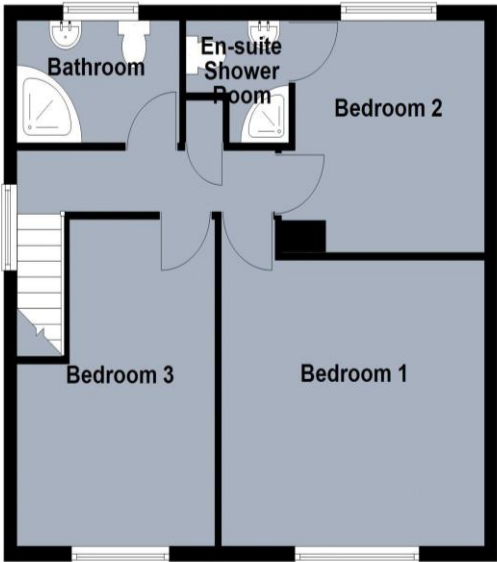
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



12 Pulley Lane, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

12 Pulley Lane
Raydon Hill
SHREWSBURY
SY2 0JY

Energy rating

C

Valid until:

23 June 2035

Certificate number:

0310-2027-8560-2025-0261

Property type

Detached house

Total floor area

113 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 C.
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

69 C

75 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



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