



Zaza Johnson & Bath
Estate Agents

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18 Christchurch Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PT

Offers in Excess of £250,000

This well positioned 3 bedroom semi detached house provides exceptional ground floor space and includes: Enclosed Porch, Living Room, Kitchen/Dining Room, Sun Room, Office with Utility Area, WC, Garage, 3 Bedrooms, Shower Room, southerly facing rear Garden, double width Driveway, GCH, DG, No Upward Chain. Sought after village location with excellent local amenities.



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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 entrance door with side screen.

Enclosed Porch

Radiator, pine tongue and groove wall panelling, sliding glass door.

Living Room 17' 2" x 11' 11" (5.23m x 3.63m)

Double radiator, ornamental fireplace with tiled hearth and gas fire inset, book shelving, large double glazed window to the front. Staircase leads to First Floor Landing.

Kitchen/Dining Room 17' 2" x 10' 10" (5.23m x 3.30m)

Kitchen fitted with range of units, worktops with twin bowl sink inset, double and single radiators, built in cloaks cupboard, built in pantry cupboard, double glazed window to the rear, double glazed sliding patio doors to Sun Room.

Sun Room 17' 6" x 8' 4" (5.33m x 2.54m)

Double glazed windows and double glazed door leading to rear garden.

Office/Utility 13' 8" min x 8' 8" (4.16m x 2.64m)

A good spacious room with wall cupboard. Utility Area with work surface, corner wash basin, double glazed window to the rear, double glazed door to Garage.

Downstairs WC

WC and double glazed rear window.

Garage 16' 0" x 8' 10" (4.87m x 2.69m)

Electric up and over door, power supply and tap, double glazed side window.

First Floor Landing

Double glazed side window, built in airing cupboard, built in wardrobe/cupboard.

Bedroom 1 12' 4" x 9' 8" (3.76m x 2.94m)

Double glazed window to the front, radiator.

Bedroom 2 11' 6" x 10' 8" (3.50m x 3.25m)

Radiator, double glazed window overlooking good size rear garden.

Bedroom 3 7' 3" x 6' 8" (2.21m x 2.03m)

Radiator, double glazed window to the front.

Shower Room

Fitted with contemporary white 3 piece suite including shower cubicle with electric shower unit over, wash basin with cupboard beneath, WC, heated towel rail, double glazed rear window, fully tiled walls.

Outside - Front

The property is approached over a wide double width pressed concrete driveway providing parking and access to Garage. The front garden is gravelled with floral border.

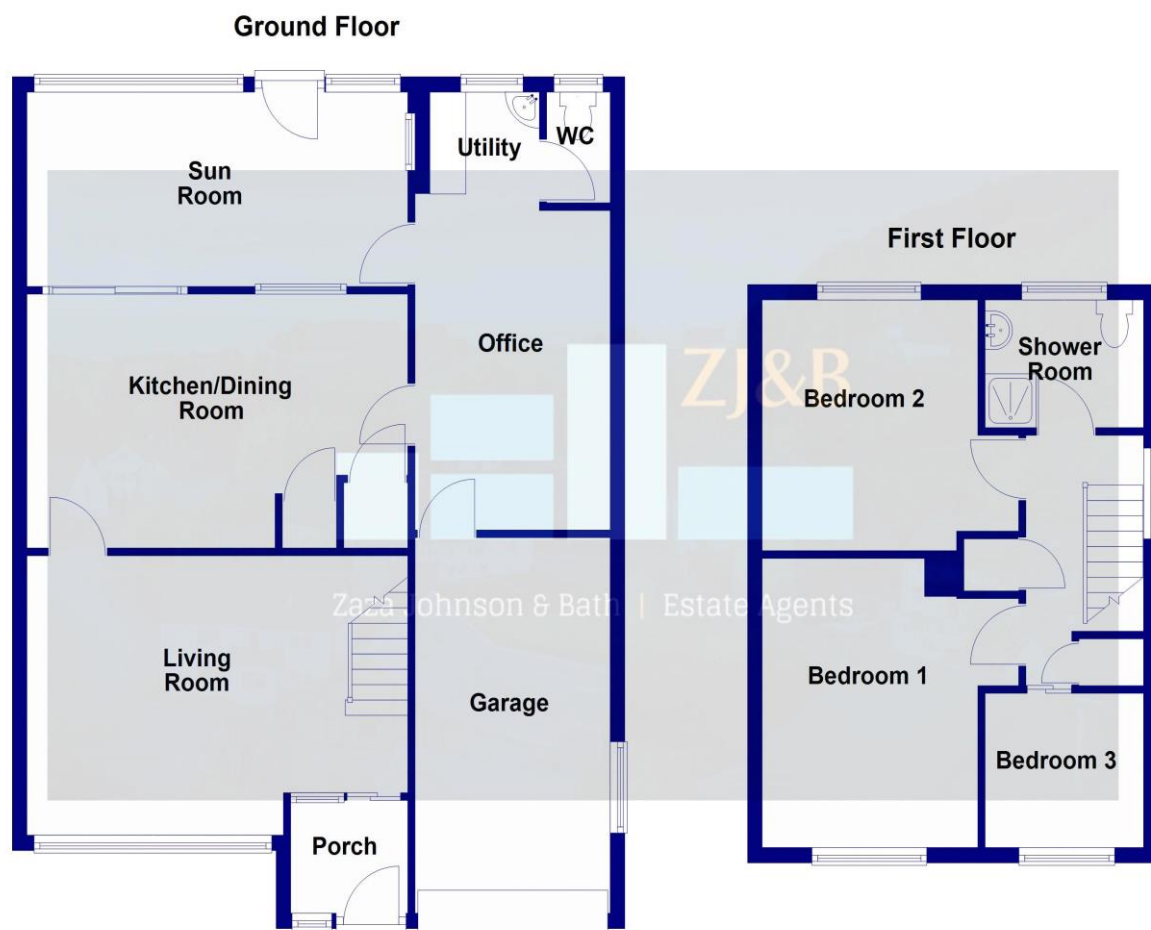
Rear Garden

Steps lead up to a paved patio with selection of gravel beds and patios, well stocked beds and borders, vegetable beds and enclosed by fencing and hedging.

Council Tax Band C

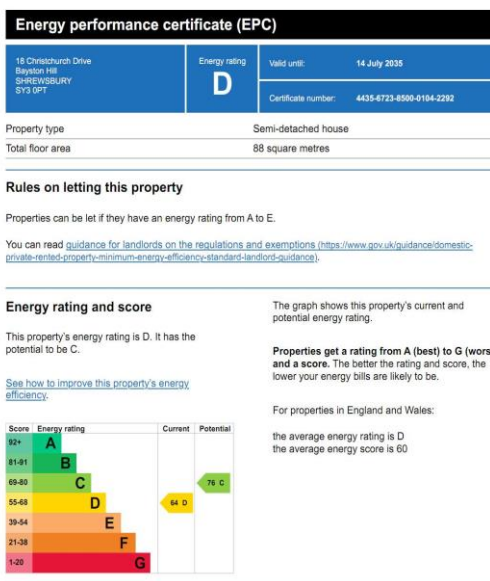
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



18 Christchurch Drive, Bayston Hill

FLOOR PLANS FOR GUIDANCE ONLY





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