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11 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LQ

£247,500

A modern 3-bedroom semi-detached house in a particularly pleasant position. The accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, 3 Good Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazing, Driveway and Attractive Gardens.



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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.

Enclosed Porch

Entrance door with side window.

Entrance Hallway

Radiator, understairs cupboard, staircase leading to First Floor Landing.

Living Room 12' 7" x 9' 10" (3.83m x 2.99m)

Double-glazed bow window to the front.

Dining Room 10' 4" x 8' 6" (3.15m x 2.59m)

Radiator, double-glazed French doors to rear garden.

Kitchen 10' 4" x 7' 2" (3.15m x 2.18m)

Fitted with range of contemporary units with wood-effect laminated work tops, inset sink unit, wall mounted Worcester gas central heating boiler. Integrated 4-ring gas hob, double-glazed side window and door to the rear garden.

First Floor Landing

Double glazed window to the side, access to loft.

Bedroom 1 12' 11" x 9' 7" (3.93m x 2.92m)

Radiator, double-glazed window to the front.

Bedroom 2 10' 4" x 9' 6" (3.15m x 2.89m)

Radiator, built-in wardrobe, double-glazed window overlooking rear garden.

Bedroom 3 9' 8" x 6' 0" (2.94m x 1.83m)

Radiator, double-glazed window to the front, built-in storage cupboard.

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m)

Fitted with 3 piece suite providing bath with fully tiled walls around and shower fitting above, wash basin and WC, half tiled to further wall area, radiator and double-glazed window to the rear.

Rear Garden

Approached onto a slate patio with further raised slate beds beyond and central gravel pathway, raised shrub bed to rear boundary and the garden is enclosed by timber fencing. Timber shed.

Accommodation comprises

Double-glazed sliding entrance door.

Outside - Front

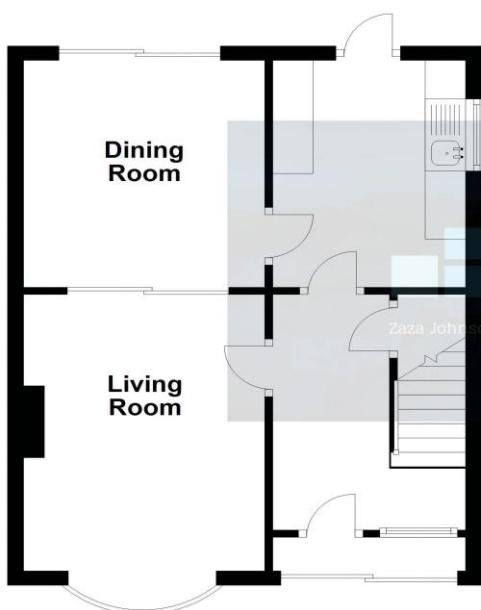
The front garden is laid to lawn with shrub bed and ornamental trees. Driveway to the side providing parking for several cars and gated access to the rear.

Council Tax Band C

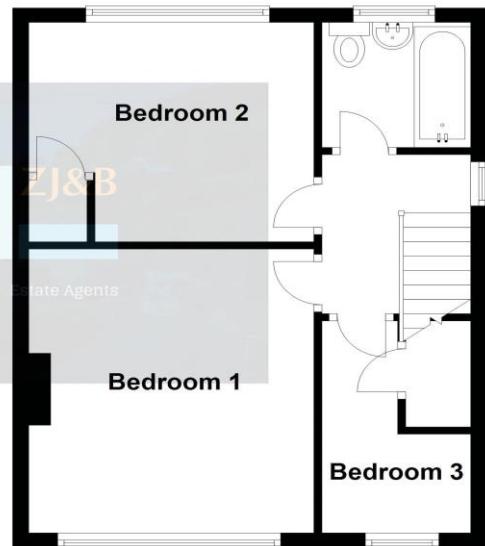
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY



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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/domestic-private-rented-property-minimum-energy-efficiency-standard-lord-lord-guidance>).

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.](#)

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