



**Zaza Johnson & Bath**  
Estate Agents

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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.



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

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 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**

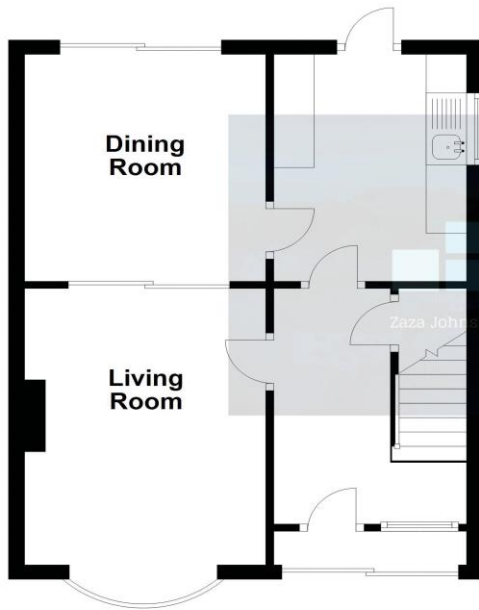
The front garden is laid to lawn with shrub bed and ornamental trees. Driveway to the side providing parking for several cars and gated access to the rear.

### **Council Tax Band C**

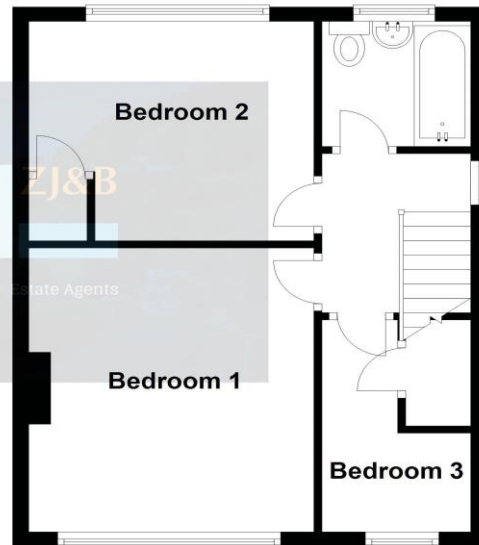
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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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## Energy performance certificate (EPC)

11 Brookfield Bayston Hill SHREWSBURY SY3 0LQ	Energy rating <b>C</b>	Valid until: 23 March 2032
	Certificate number: 	2266-1015-5277-5162-3200

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-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 B.

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





### **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**