

**COOPER  
GREEN  
POOKS**



**30 Lansdowne Road, Bayston Hill, Shrewsbury, SY3 0HZ**

3 bedroom semi-detached house — £291,995 Freehold

# 30 Lansdowne Road, Bayston Hill, Shrewsbury, SY3 0HZ

Coopergreenpooks.co.uk

£291,995 Freehold — 3 bedroom semi-detached house

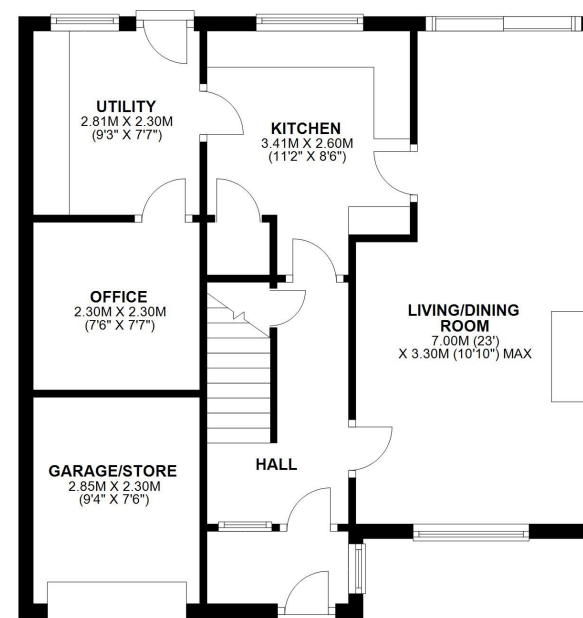
sales@cgpooks.co.uk

This traditional semi-detached family house has been extended and improved to provide practical and versatile accommodation, while benefitting from a beautifully landscaped private rear garden, partially converted garage and good sized driveway.

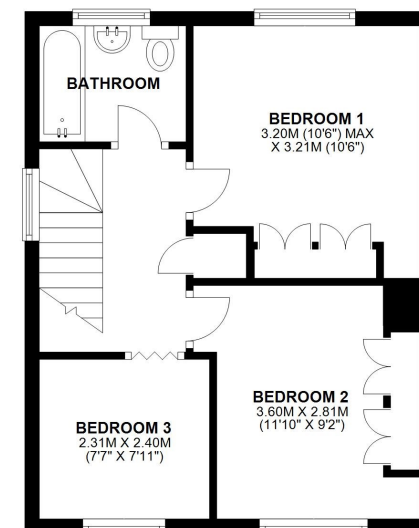
## KEY FEATURES

- Entrance porch opening to hallway with useful under stairs storage and staircase to landing
- Living/dining room with feature fireplace and glazed patio doors onto the garden
- Re-fitted kitchen with useful pantry and access to the separate utility
- The attached garage has been converted to provide a versatile home office/study, while retaining the front as a functional garage/store
- Two double bedrooms with built in wardrobes
- A further single bedroom and family bathroom with shower
- uPVC double glazed windows and gas fired central heating
- Landscaped private rear garden, laid to lawn with a selection of paved and raised decked terraces, planted borders and timber store
- Block paved driveway to front providing plenty of parking
- A fantastic location, just a short walk from an excellent range of local amenities, Oak Meadow primary school, road links via the bypass, and just 10 minutes from the town centre

GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 101.8 SQ. METRES (1095.7 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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3 Barker Street  
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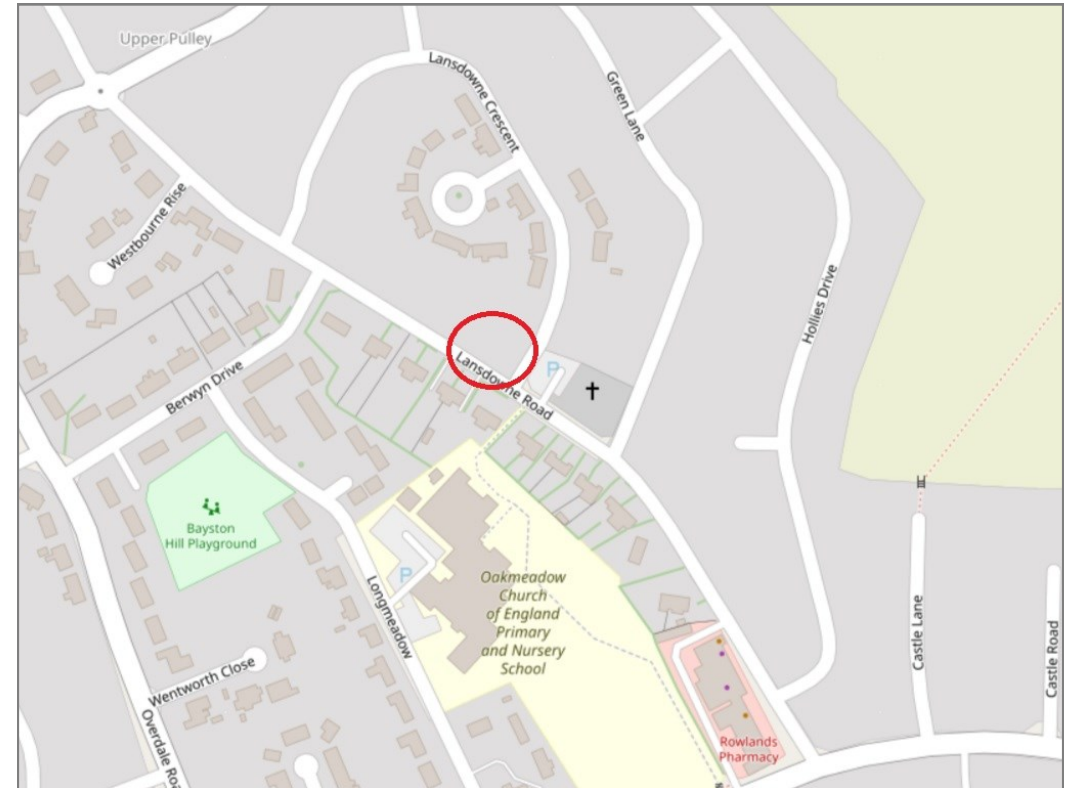
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BOUNDARIES NOT CONFIRMED



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



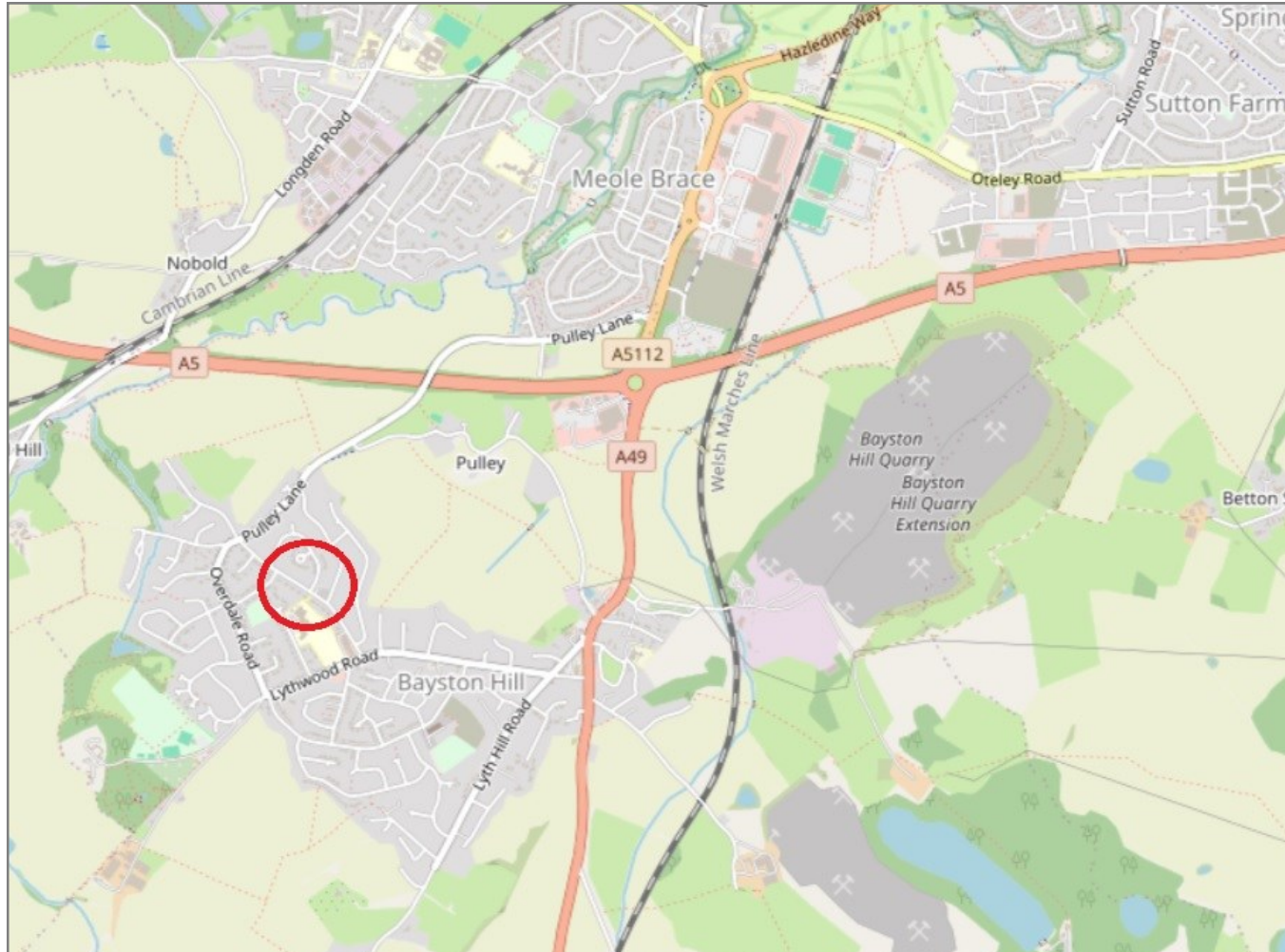
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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