



The Burgs, Berries Lane, Bayston Hill, Shrewsbury SY3 0AP

2 bedroom detached bungalow—£425,000 Freehold

The Burgs, Berries Lane, Bayston Hill, Shrewsbury SY3 0AP

Coopergreenpooks.co.uk

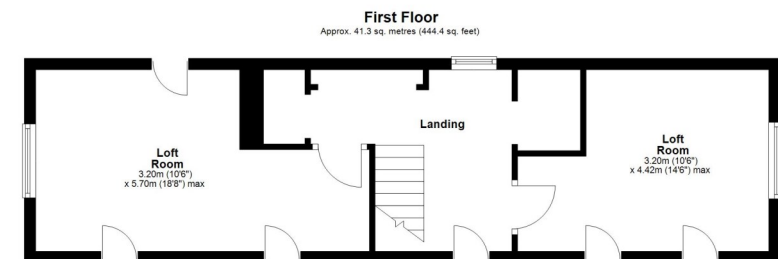
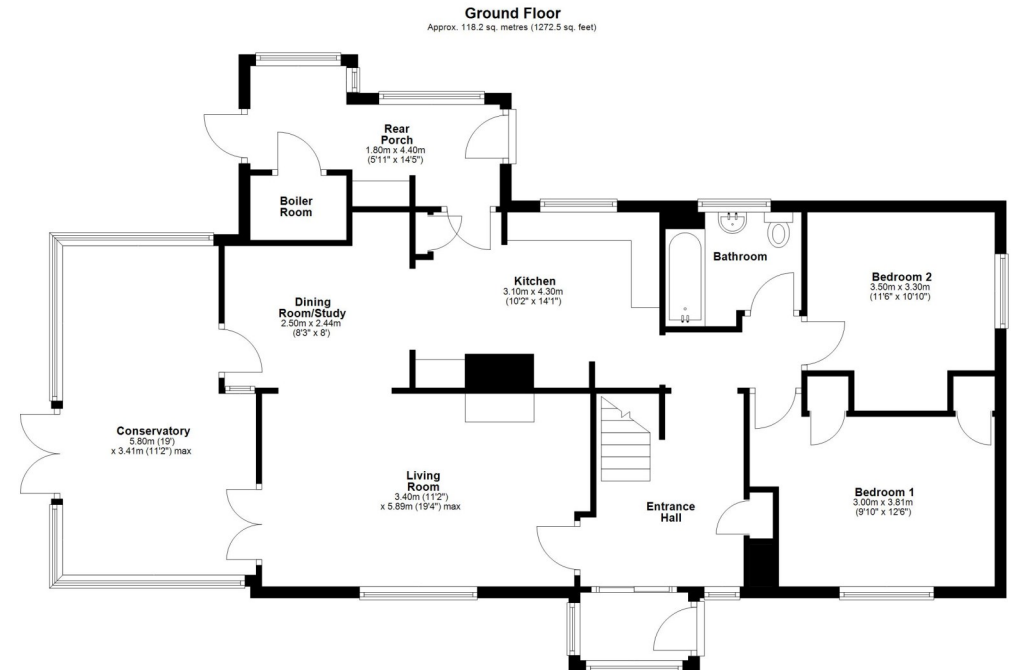
£425,000 Freehold—2 bedroom detached bungalow

sales@cgpooks.co.uk

Occupying a fantastic location with stunning views over surrounding countryside, Lyth Hill and The Wrekin, this individually designed detached bungalow offers versatile and well-proportioned accommodation with plenty of potential, while benefitting from attractively landscaped private gardens, driveway parking and detached single garage.

KEY FEATURES

- Entrance porch opening to a good-sized inner hallway with access to the converted loft
- Large living room with feature fireplace, wood burning stove and views to front
- Kitchen with a range of well-fitted units and space for appliances
- Separate dining room/study which is open plan to both the kitchen and living room
- Extended conservatory, showcasing the incredible views, with glazed doors to the garden
- Two double bedrooms and a family bathroom with shower on the ground floor
- The loft has been partially converted to create two large rooms accessed via a spacious landing, currently used as a dressing room, storage, and access to the eaves. This section of the house could easily be altered to provide additional bedroom accommodation if necessary
- uPVC double glazed windows and oil-fired central heating
- The property is surrounded by beautifully landscaped private gardens, comprising areas of lawn, paved terraces, planted borders and raised beds, we well as a selection of mature shrubs and trees
- Gated driveway providing plenty of parking and access to the detached single garage
- A superb location on a quiet private road, while being on the fringe of the village, just a short distance from its excellent amenities and primary school, as well as being a couple of minutes from the bypass and less than ten minutes from the town centre



Total area: approx. 159.5 sq. metres (1716.9 sq. feet)













The Burgs, Berries Lane, Bayston Hill, Shrewsbury SY3 0AP

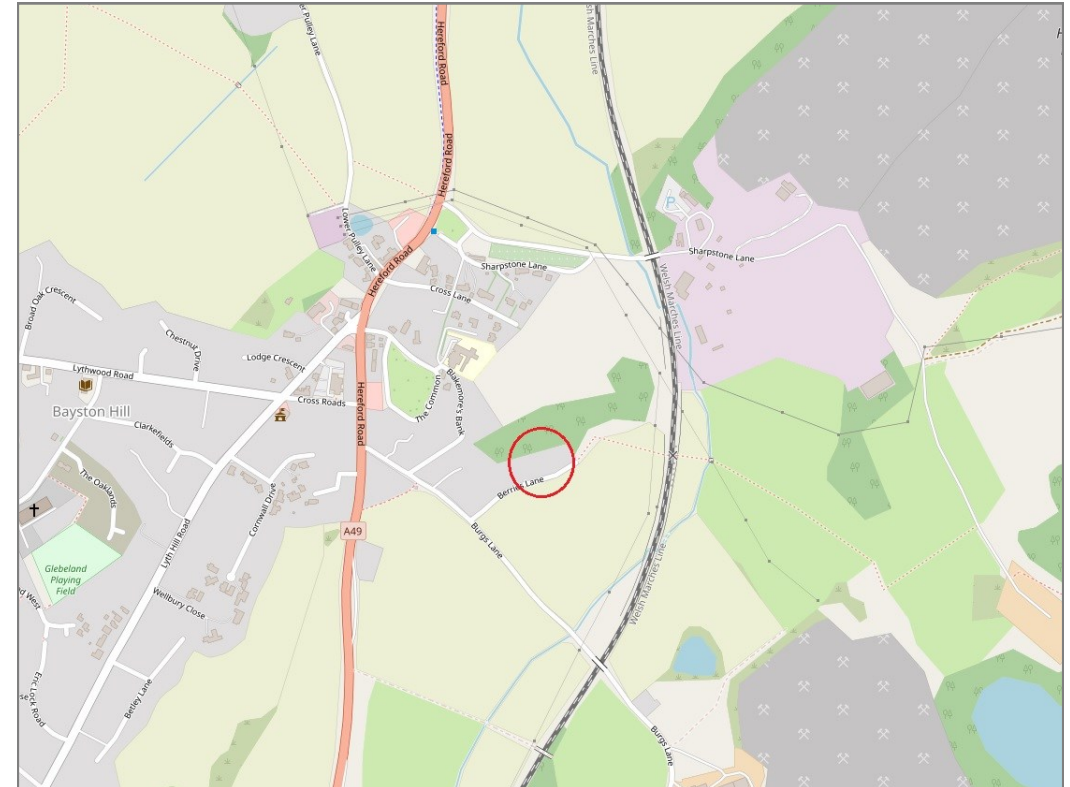
£425,000 Freehold—2 bedroom detached bungalow

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	Mains water and electricity are connected
	Heating is oiled fire and water via a septic tank

 **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.

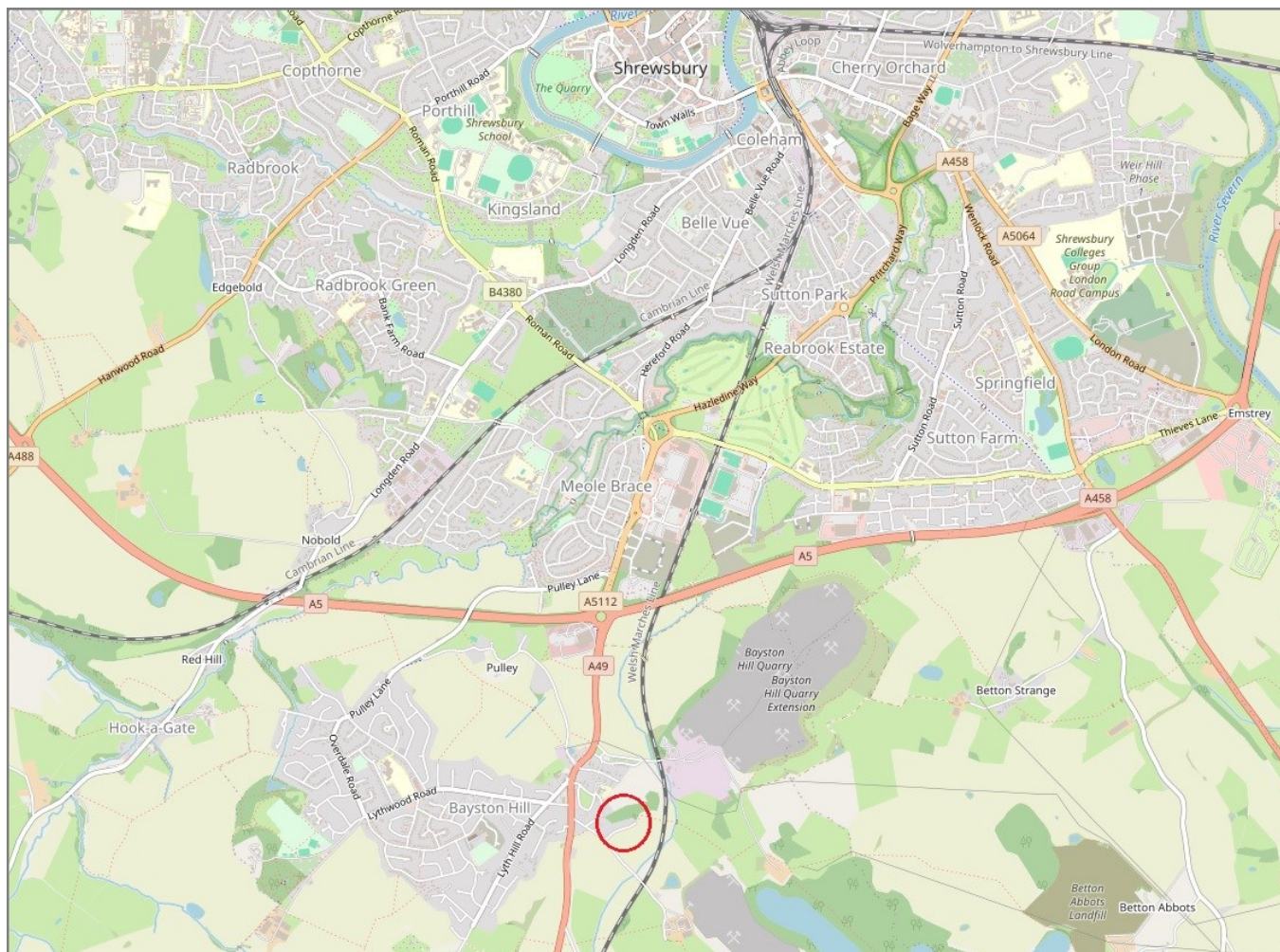
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

The Burgs, Berries Lane, Bayston Hill, Shrewsbury SY3 0AP

Coopergreenpooks.co.uk

£425,000 Freehold—2 bedroom detached bungalow

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.