

**COOPER
GREEN
POOKS**



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

3 bedroom semi-detached house — Offers in the region of £305,000 Freehold

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

Coopergreenpooks.co.uk

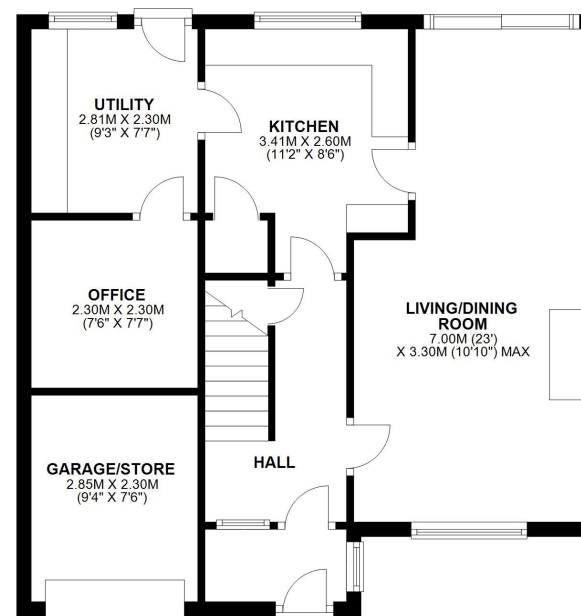
Offers in the region of £305,000 Freehold — 3 bedroom semi-detached house
sales@cgpooks.co.uk

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.

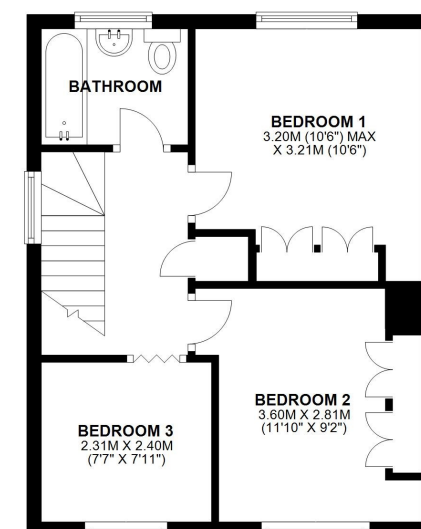
KEY FEATURES

- 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.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF



www.cgpooks.co.uk
sales@cgpooks.co.uk







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

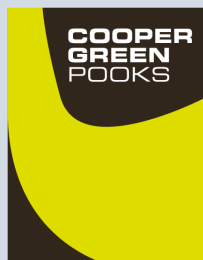
Offers in the region of £305,000 Freehold — 3 bedroom semi-detached house
sales@cgpooks.co.uk

Coopergreenpooks.co.uk



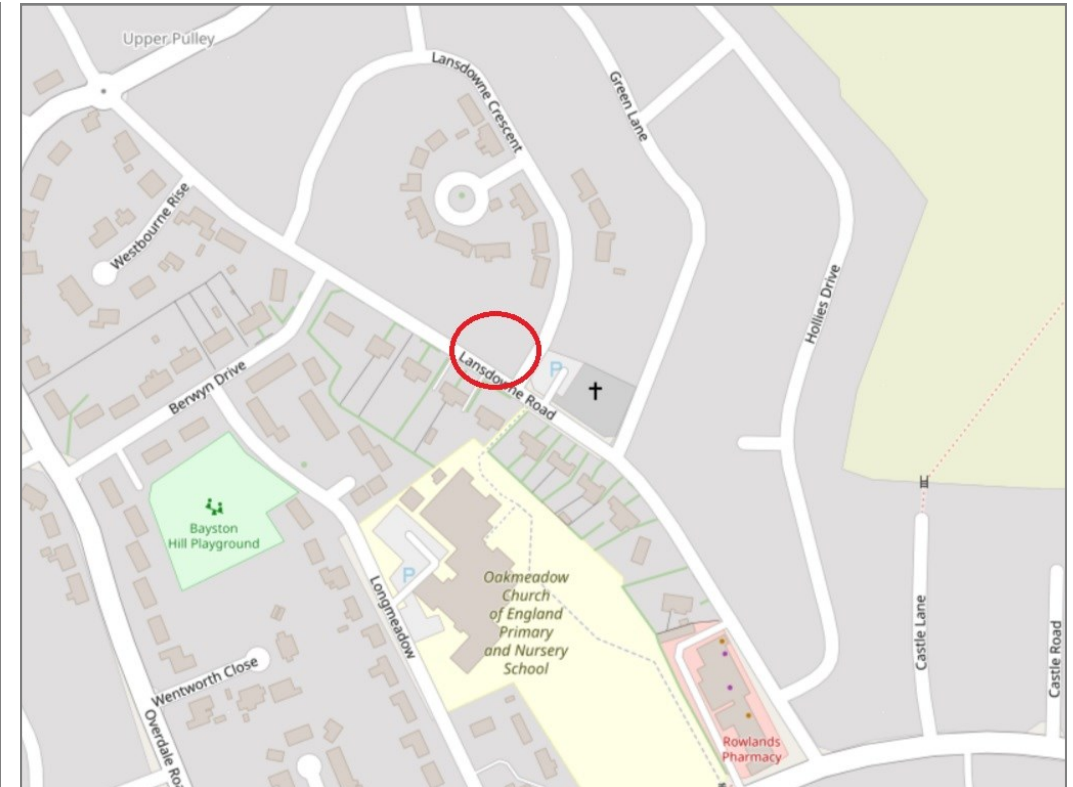
Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk



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

Offers in the region of £305,000 Freehold — 3 bedroom semi-detached house
sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED

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

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



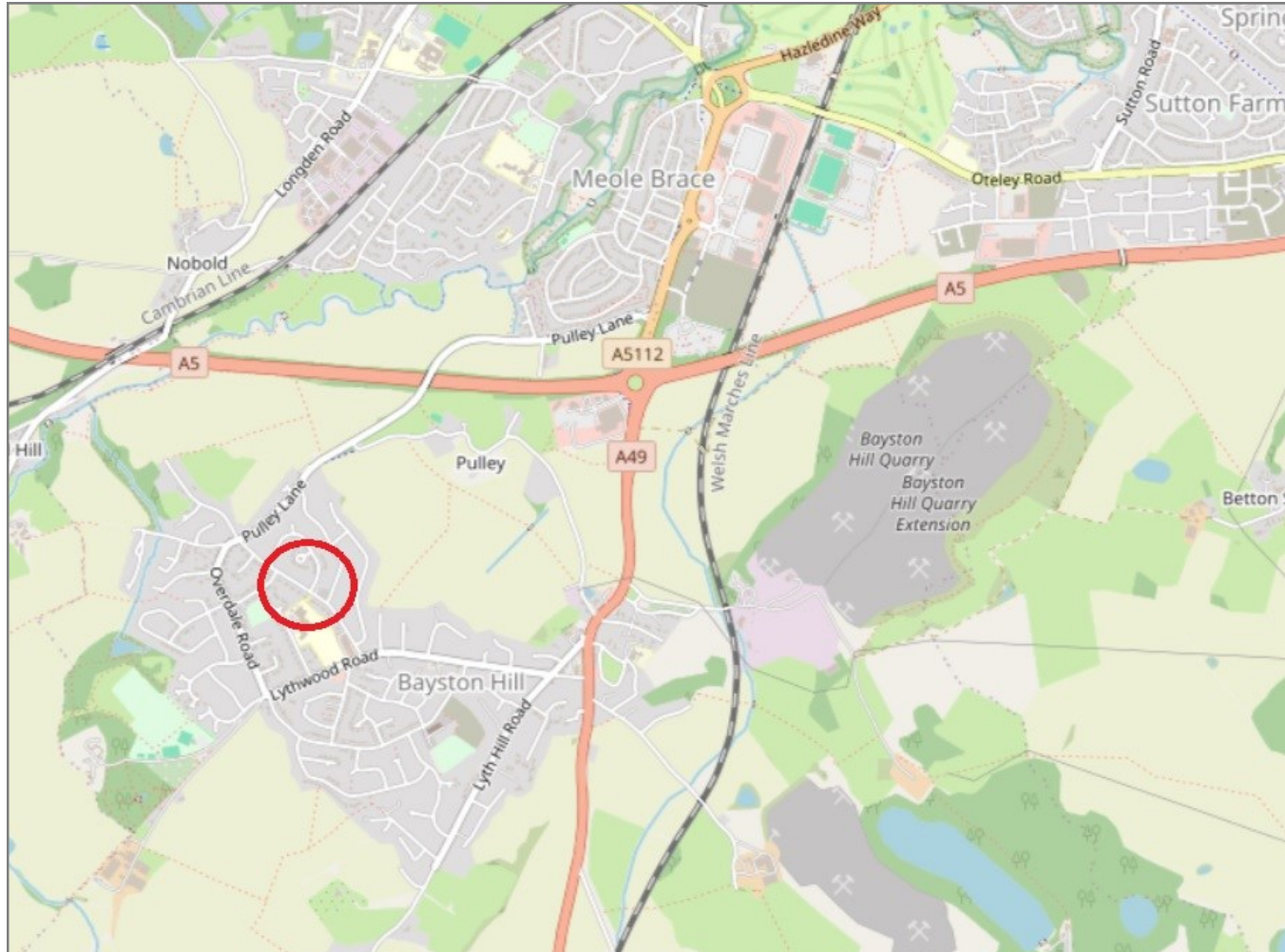
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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

Coopergreenpooks.co.uk

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

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.