



### **3 Beeches Road, Bayston Hill, Shrewsbury, SY3 0PF**

3 bedroom semi detached house — £250,000 Freehold



## 3 Beeches Road, Bayston Hill, Shrewsbury, SY3 0PF

Coopergreenpooks.co.uk

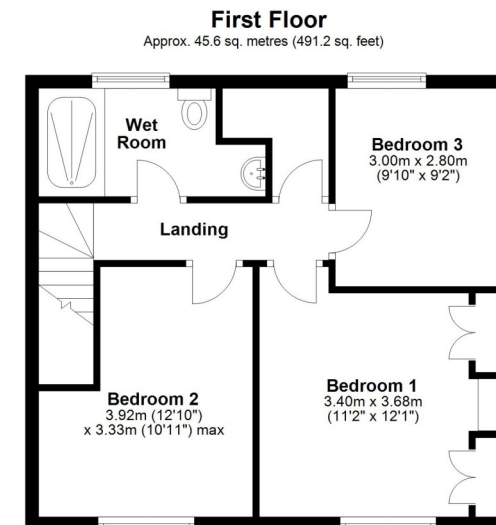
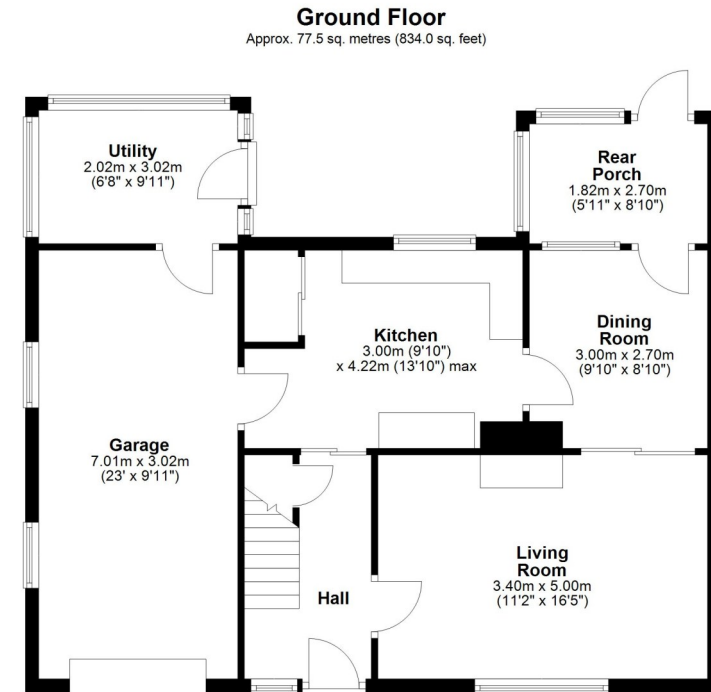
£250,000 Freehold — 3 bedroom semi detached house

sales@cgpooks.co.uk

This larger style semi-detached house offers very well-proportioned accommodation in need of general modernisation throughout, while benefitting from a lovely private rear garden, driveway parking, and good-sized attached garage.

### KEY FEATURES

- Entrance hall with useful storage and turning staircase to landing
- Living room with feature fireplace, window to front and sliding doors to the separate dining room
- Fitted kitchen with space for appliances, built-in pantry, and access to the garage
- There are two rear extensions providing useful additional porch/utility areas
- On the first floor are three generous bedrooms, with the master having built-in wardrobes, and a modern wet room
- The loft has been partially converted and has plastered walls and a velux window
- uPVC double glazed windows and gas fired central heating throughout
- Private and established rear garden, laid to lawn with paved terrace and timber summer house
- To the front of the property is a driveway providing parking, adjoining lawned garden and access to the good-sized garage (7m x 3m)
- A great location, a stone's throw from the local shops, medical practice, Lythwood playing fields and Oak Meadow school. Meole Brace retail park is also less than a 5-minute drive away and Shrewsbury town centre is about 10 minutes'
- Although in need of general modernisation, this property offers plenty of potential and is sold with no upward chain



Total area: approx. 123.1 sq. metres (1325.1 sq. feet)



















## 3 Beeches Road, Bayston Hill, Shrewsbury, SY3 0PF

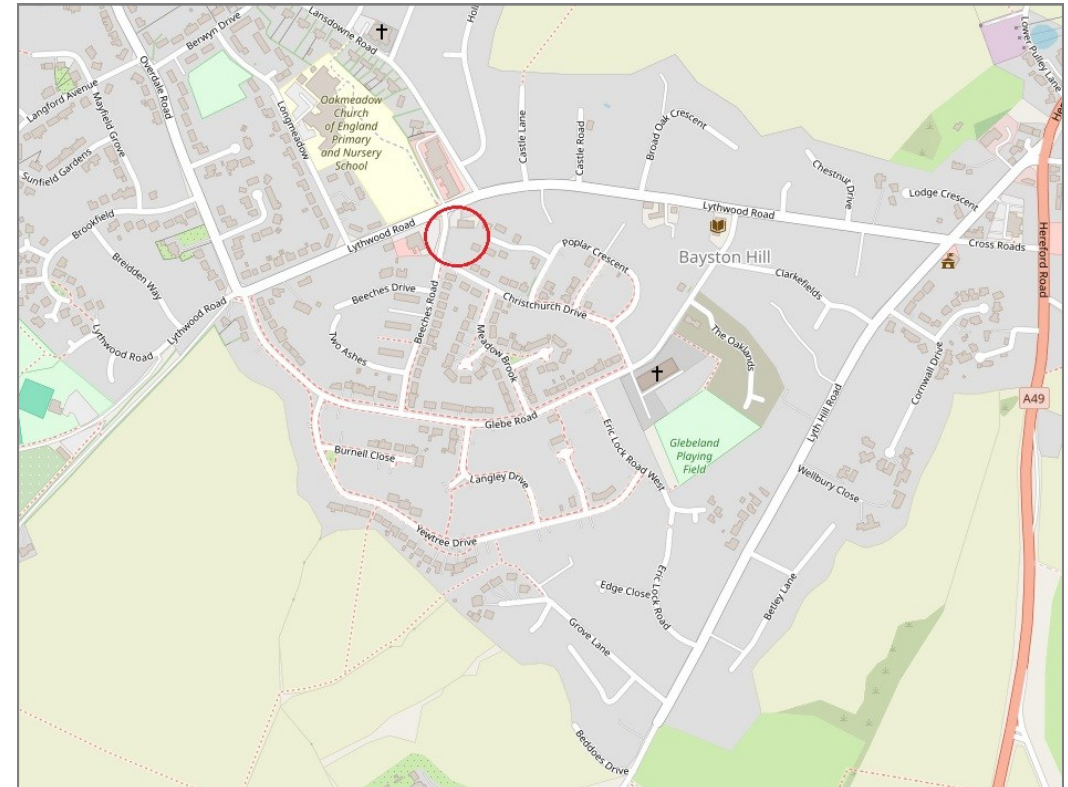
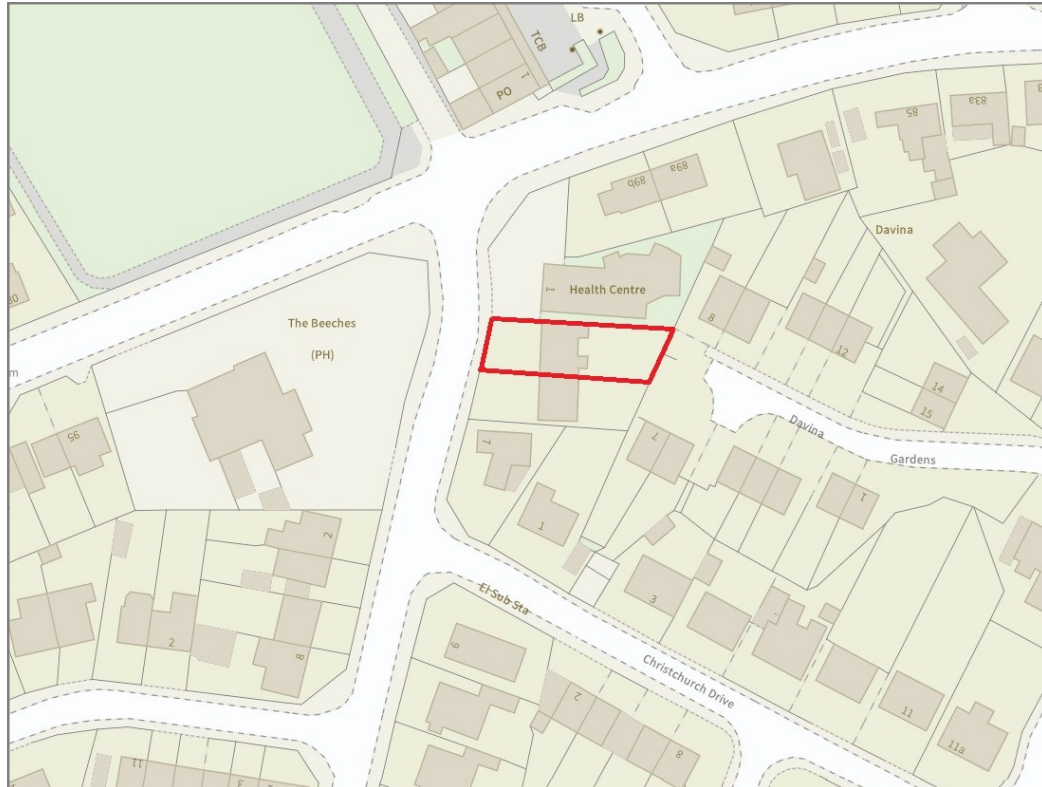
£250,000 Freehold — 3 bedroom semi detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com

RICS  
Regulated by RICS



**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</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.

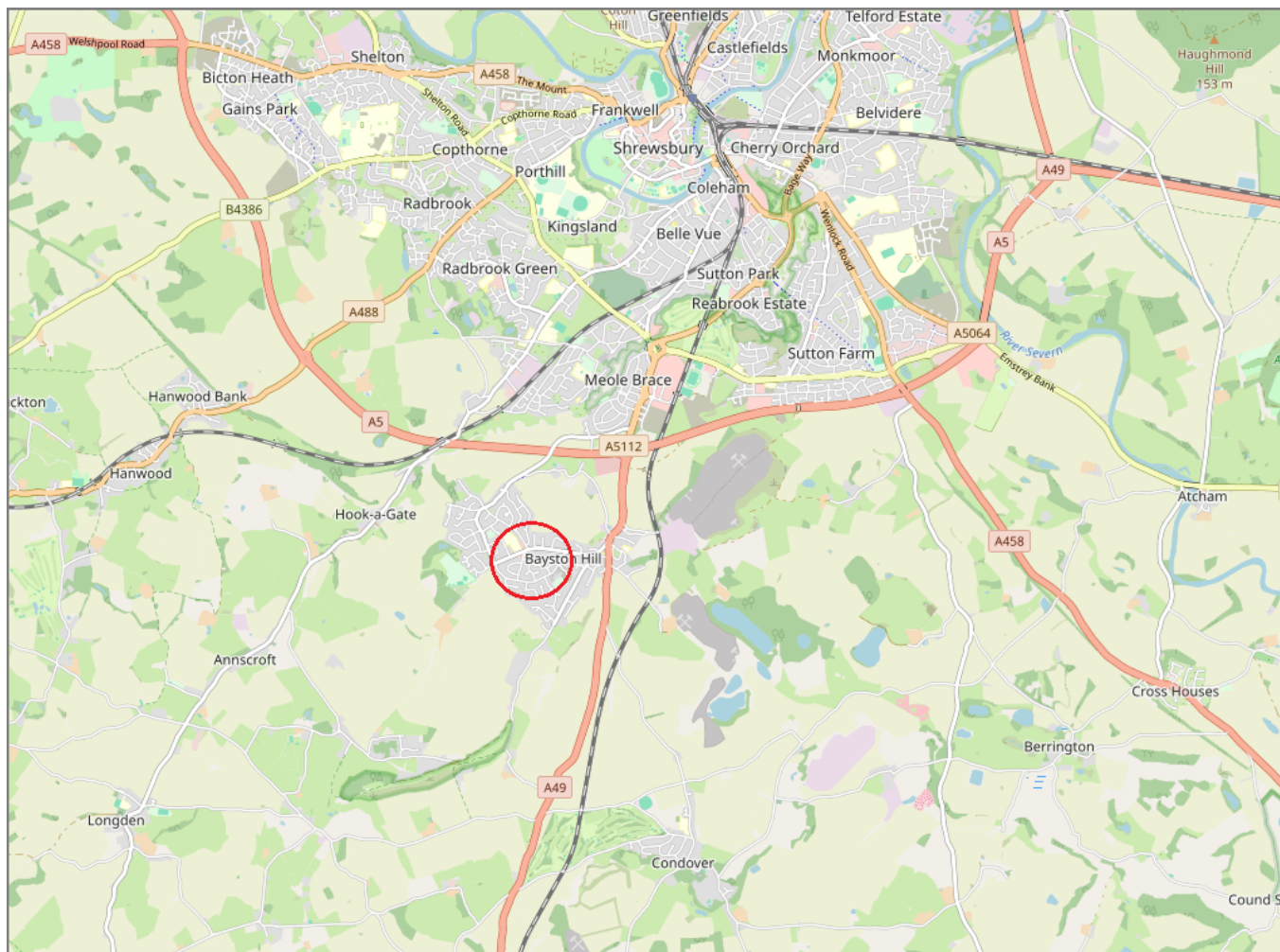


### 3 Beeches Road, Bayston Hill, Shrewsbury, SY3 0PF

Coopergreenpooks.co.uk

£250,000 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.