



22 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0NE

3 bedroom semi-detached house — £300,000 Freehold

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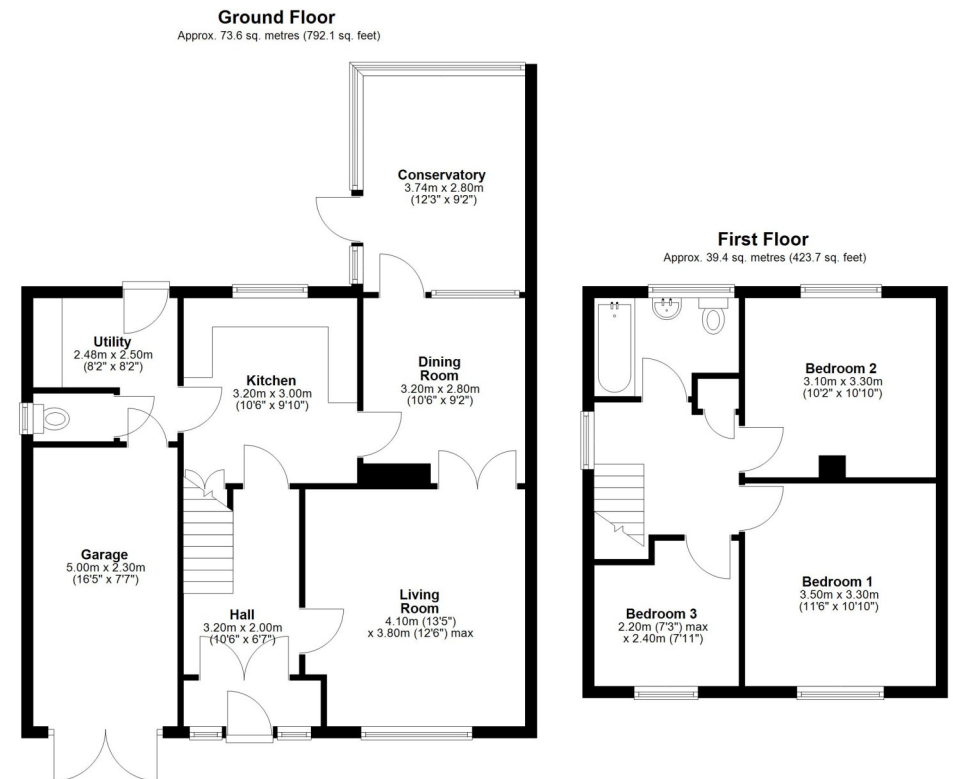
£300,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

A very well-maintained semi-detached house, situated in a superb position at the end of a quiet and popular cul de sac, with private garden and lovely views across the adjoining fields.

KEY FEATURES

- Entrance vestibule with double reeded glass doors opening to the hall, which has doors to both the kitchen and living rooms.
- Good sized living room with feature open fireplace, large window to front and further double reeded glass doors that connect to the dining room.
- Dining room with glazed elevation and door to the conservatory, which opens onto the patio and has lovely views across the garden and fields.
- Well fitted kitchen with some integrated appliances and wood effect flooring. There is also access to the adjoining utility room with separate WC, along with further doors to both the garage and rear garden.
- Staircase from hall to the first-floor landing where there are 3 bedrooms and a family bathroom.
- uPVC replacement double glazed windows and gas central heating.
- Lawned front garden and paved driveway which provides parking for about 2 cars and access to the garage.
- There is access along the side of the property to the private rear garden which is attractively landscaped to lawn with paved seating area and established borders, from which there is direct gated access onto the adjoining open fields. Also included in the sale is a garden store.
- Fantastic location, just a few minutes' walk from Bayston Hill's excellent village amenities, such as supermarket, pub, takeaways, medical practice and primary school. The property is also less than a 10-minute drive to Meole Brace retail park and Shrewsbury.



Total area: approx. 112.9 sq. metres (1215.7 sq. feet)







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Shrewsbury
SY1 1QF

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 **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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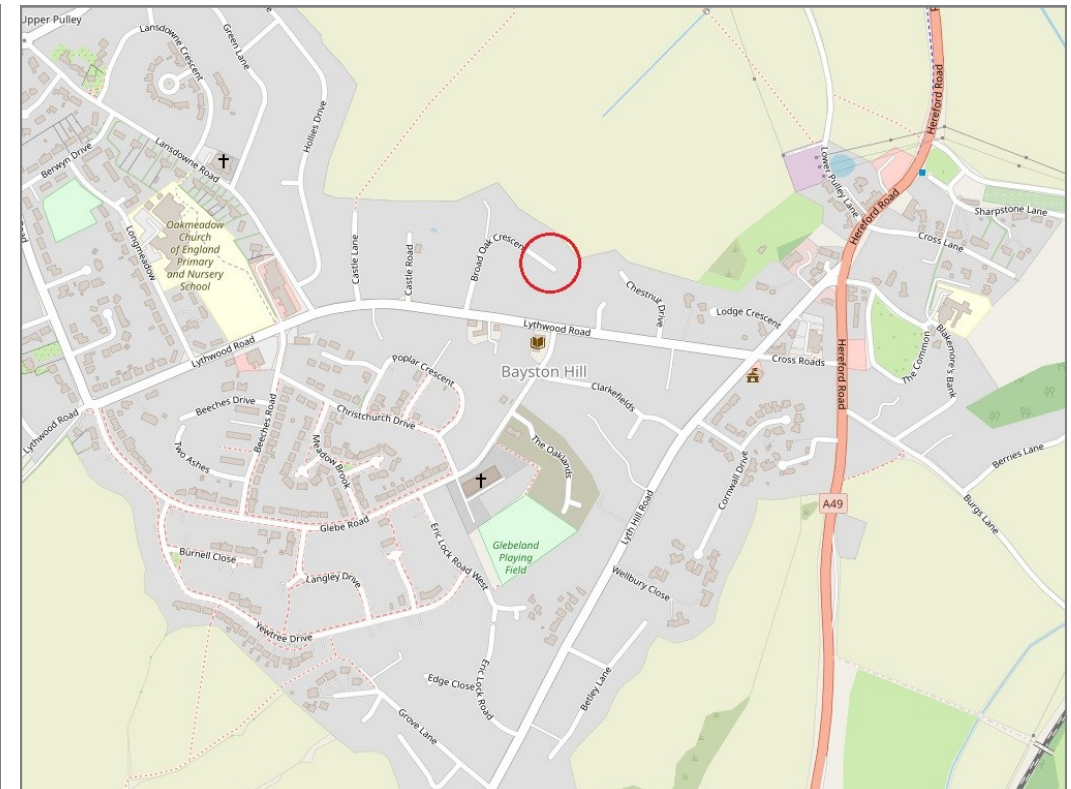
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BOUNDARIES NOT CONFIRMED

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

 **Expert mortgage advice available**

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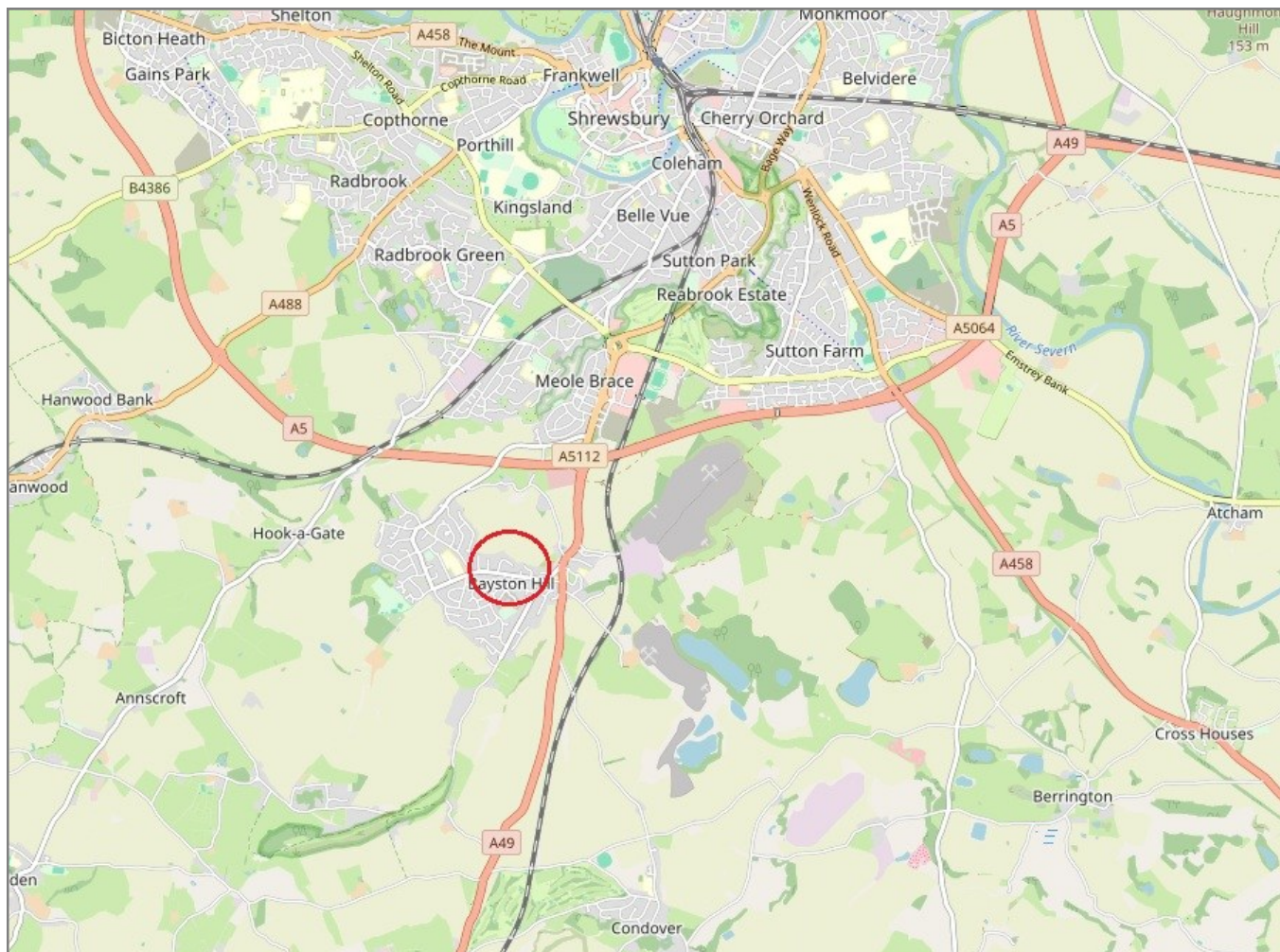
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