



8 Brookfield, Bayston Hill, Shrewsbury, SY3 0LH

3 bedroom semi-detached house—£269,950 Freehold

8 Brookfield, Bayston Hill, Shrewsbury, SY3 0LH

£269,950 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

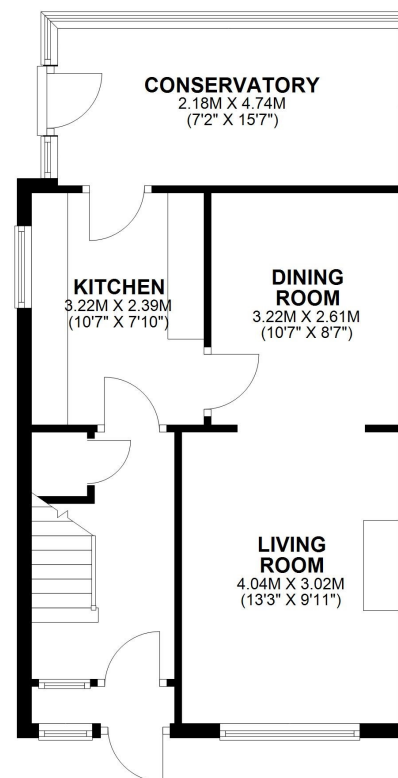
Coopergreenpooks.co.uk

This immaculately presented semi-detached family home is located within a lovely area of the village, on a no through road next to the Lythwood playing fields and open countryside.

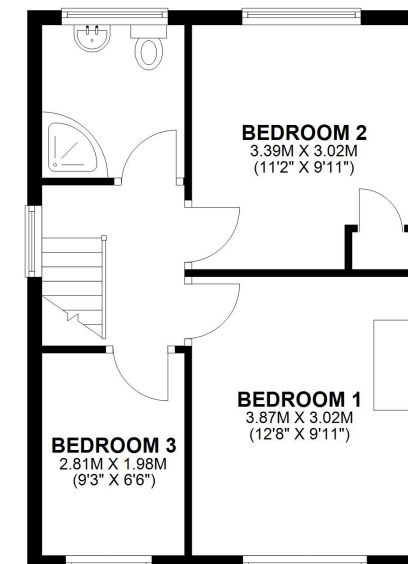
KEY FEATURES

- Entrance vestibule to hall with built in storage
- Living room with window to front, feature fireplace and access to the dining room
- Dining room with door to kitchen and sliding patio doors to the conservatory which opens onto the rear garden
- Separate kitchen with tiled flooring oak fronted units and window to side
- Staircase from hall to the first-floor landing where there are 3 bedrooms and a shower room
- uPVC double glazed windows and gas fired central heating
- Lawned front garden and a driveway with gated access which provides parking for several cars and leads to the rear of the property
- Large detached garage (5.5 x 3.1) with electric roller shutter door
- Private rear garden which is paved with established borders and timber store
- Great location in a quiet and private neighbourhood, just a few minutes' walk from Lyth Hill sport complex, playing fields and nature reserve. The property is also a short walk from the local shopping complex, pub, medical practice and primary school
- The property is being sold with no upward chain

GROUND FLOOR
APPROX. 48.4 SQ. METRES (520.5 SQ. FEET)



FIRST FLOOR
APPROX. 37.6 SQ. METRES (404.2 SQ. FEET)



TOTAL AREA: APPROX. 85.9 SQ. METRES (924.8 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







8 Brookfield, Bayston Hill, Shrewsbury, SY3 0LH

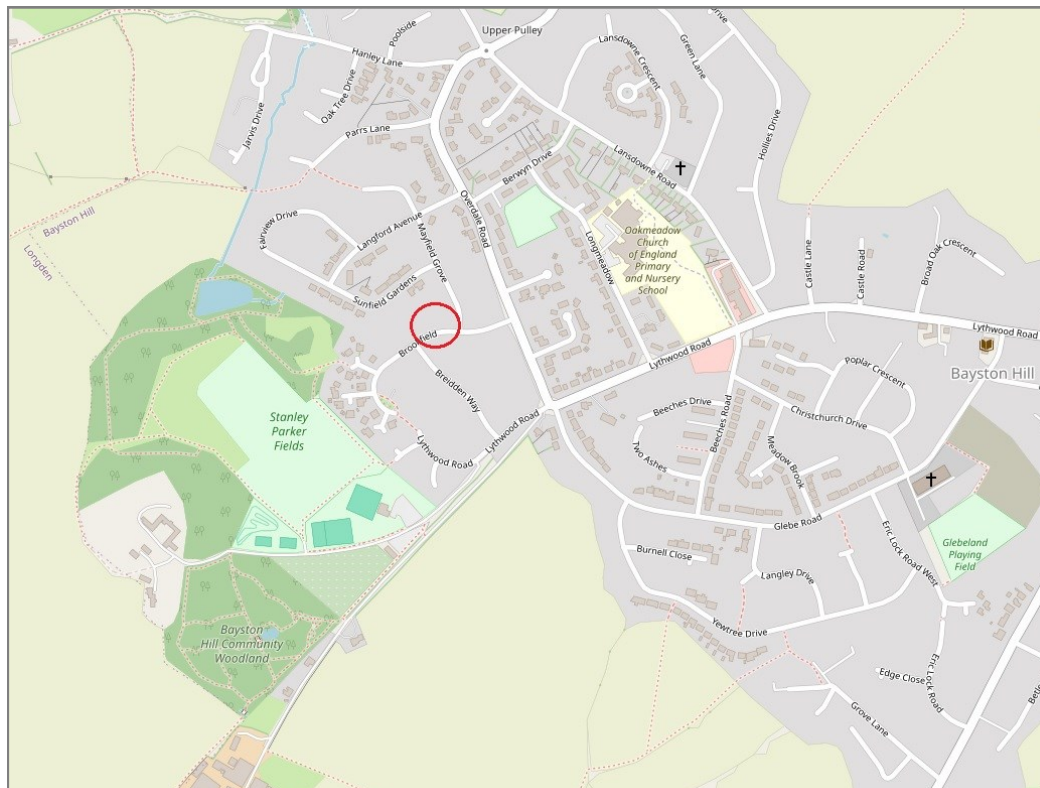
£269,950 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



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**

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.

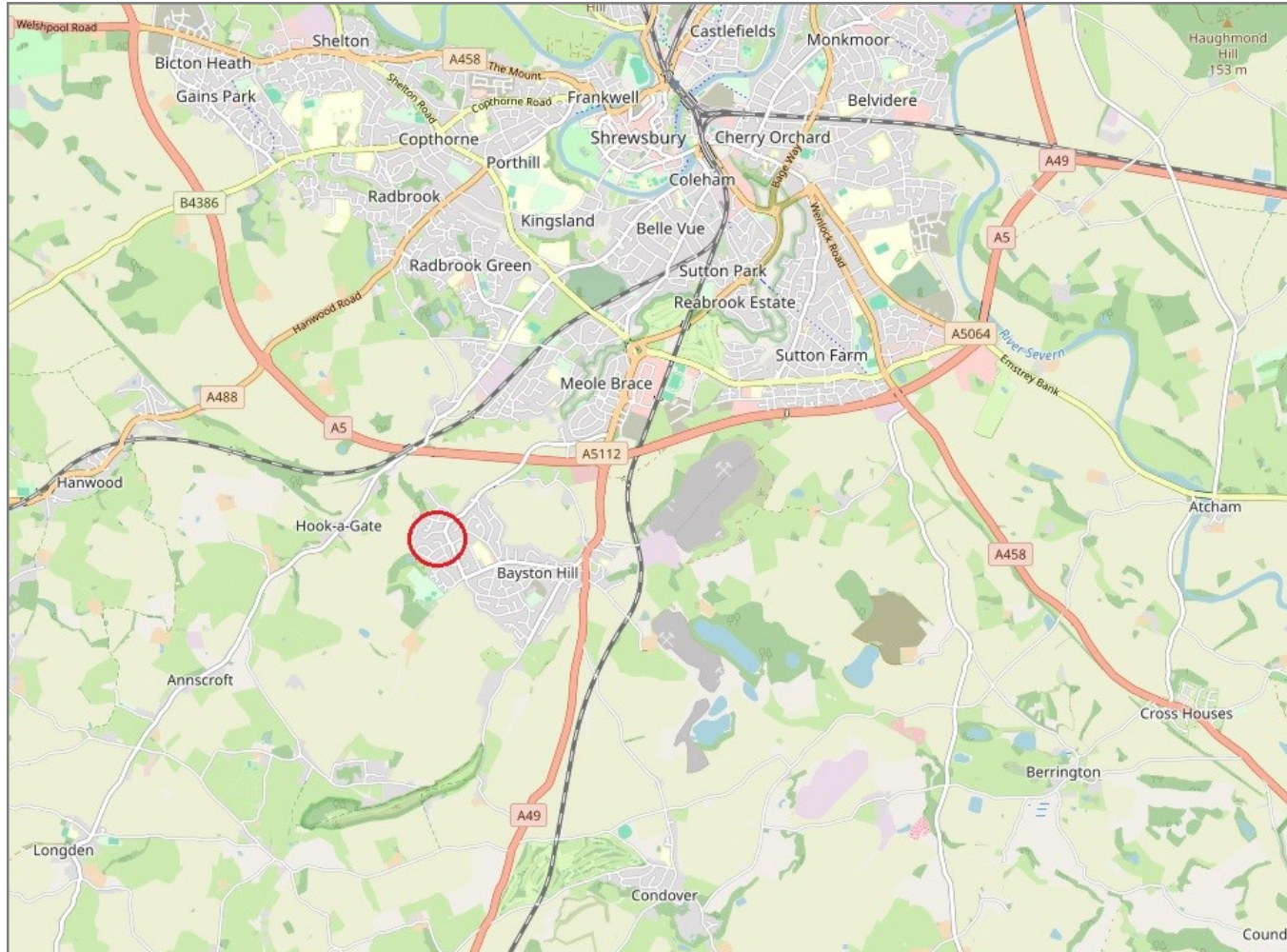
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

8 Brookfield, Bayston Hill, Shrewsbury, SY3 0LH

Coopergreenpooks.co.uk

£269,950 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.