



SAMUEL WOOD

Denehurst, Hereford Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0DX

Asking Price £230,000



# Denehurst, Hereford Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0DX



- Well Presented Family Home
- Recently Renovated
- High Specification Contemporary Bathroom
- Off Road Parking
- Gas Central Heating
- Spacious Reception Rooms
- Two Generously Sized Bedrooms
- Multi Level Rear Garden
- Two Log Burners
- EPC Rating D

Samuel Wood is delighted to offer for sale this much improved two bedroom property situated in the popular village of Bayston Hill. The well designed home has been renovated internally by the current vendors to provide contemporary spacious living complemented by a recently landscaped rear garden and driveway. Located in excellent school catchment, only a short drive into Shrewsbury town centre and close to useful road links and retail park. Viewing is highly recommended by the selling agent.

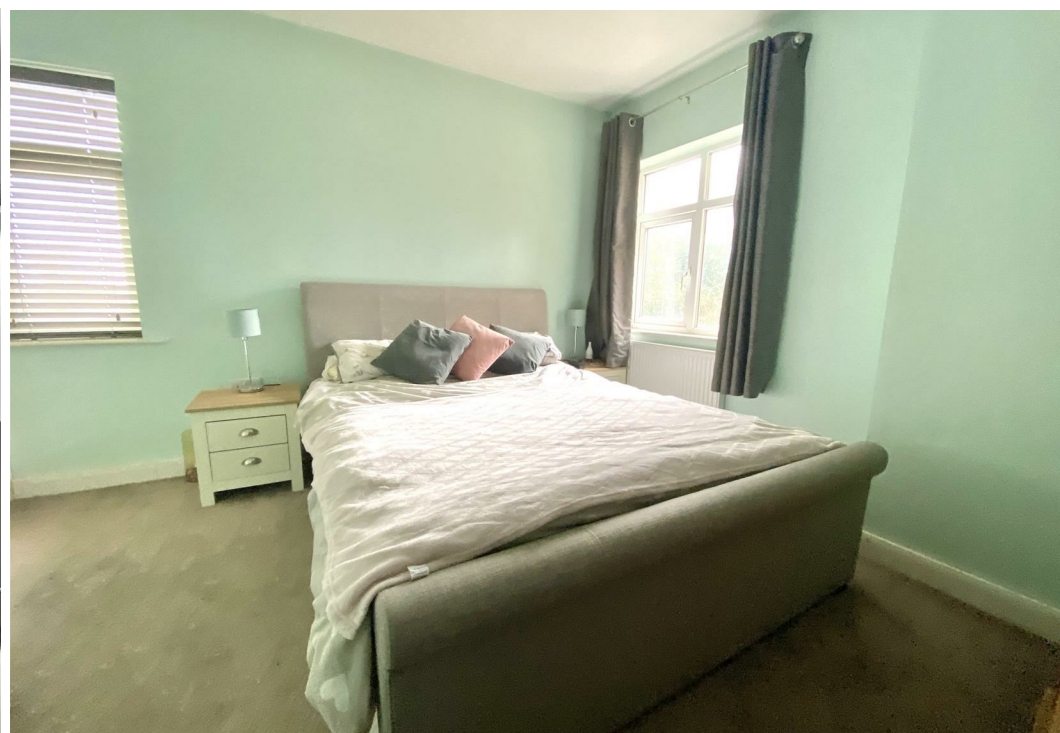
Denehurst in Bayston Hill near Shrewsbury offers a charming ground floor layout ideal for modern living. Following a recent renovation, the ground floor boasts a cosy ambiance with log burners installed in both the living and dining rooms, providing warmth and character to the space. The kitchen adds a touch of contemporary flair, creating an inviting atmosphere for culinary enthusiasts and social gatherings alike.

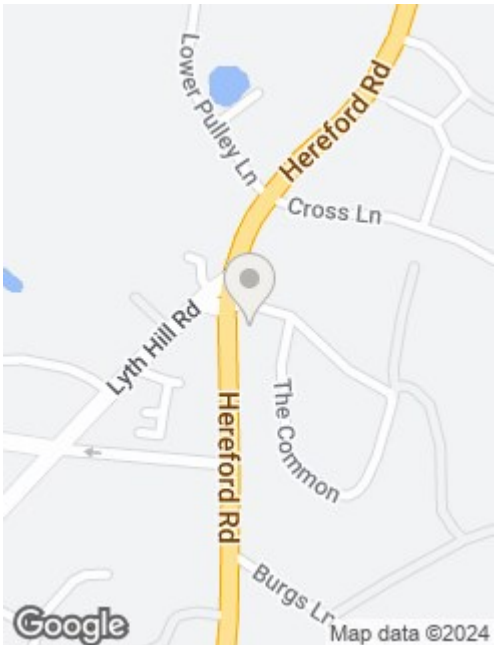
Upstairs, Denehurst provides comfortable living quarters with a fresh and modern aesthetic. The recent renovation includes a new bathroom, adding a touch of luxury and functionality to the upper level. The bedrooms offer peaceful retreats, with ample natural light and neutral tones creating a serene atmosphere conducive to relaxation and restful nights.

Outside, Denehurst features a two-tier garden to the rear, offering both privacy and tranquility. The spacious garden provides opportunities for outdoor recreation and entertaining, making it an ideal space for enjoying sunny days or alfresco dining. Additionally, the property boasts a convenient three-car driveway, ensuring ample parking space for residents and guests alike.

Overall, Denehurst presents a delightful blend of modern comfort and timeless charm in a sought-after location near Shrewsbury.







## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 49 Mbps & Ultrafast 900 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



Total floor area 79.9 m<sup>2</sup> (860 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk