



SAMUEL WOOD

2 Chestnut Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0QQ

Asking Price £375,000







## 2 Chestnut Drive

Bayston Hill, Shrewsbury, Shropshire, SY3 0QQ



- Well Presented Family Home
- Delightful Enclosed Garden
- Garage and Driveway
- Cul-De-Sac Position
- Gas Central Heating & Solar Panels
- Three Generously Sized Bedrooms
- Stunning Views towards Shrewsbury
- Spacious Reception Rooms
- Ample Storage Space
- EPC Rating B

Samuel Wood is delighted to offer for sale this well presented family home on Chestnut Drive in Bayston Hill. Positioned in a pleasant cul-de-sac with excellent views towards Shrewsbury, the well designed accommodation provides comfortable spacious living. Complemented by a delightful rear garden, driveway for multiple vehicles and ample outside storage space. Viewing is highly recommended by the selling agent.

Chestnut Drive in Bayston Hill, Shrewsbury, presents an idyllic setting for families seeking comfort and space. This charming three bedroom detached property boasts delightful gardens, a spacious driveway, and a convenient garage, offering both functionality and aesthetics. The interior features generously proportioned reception rooms, ideal for entertaining guests or relaxing with loved ones. With a well-appointed kitchen, utility room, and downstairs WC, the home caters to modern living needs while exuding a timeless appeal.

Positioned within the the popular village of Bayston Hill, Chestnut Drive offers a peaceful retreat from the bustle of urban life while maintaining easy access to essential amenities and transport links. The property's enchanting gardens provide ample space for outdoor activities, gardening enthusiasts, or simply enjoying the beauty of nature. Whether hosting gatherings or unwinding in the tranquility of the outdoors, residents can relish in the versatile lifestyle afforded by this inviting abode.

In summary, Chestnut Drive presents a lovely family home in Bayston Hill, Shrewsbury, combining practicality with charm. From its well-appointed interiors to its enchanting outdoor spaces, the property offers a harmonious blend of comfort and style. With its desirable location and thoughtful amenities, Chestnut Drive presents a rare opportunity for discerning buyers seeking a place to call home.











## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage. There are solar panels which are leased with A Shade Greener - 25 year lease from 14/8/2014

Broadband Speed: Basic 18 Mbps, Superfast 80 Mbps & Ultrafast 1000 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: D

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.



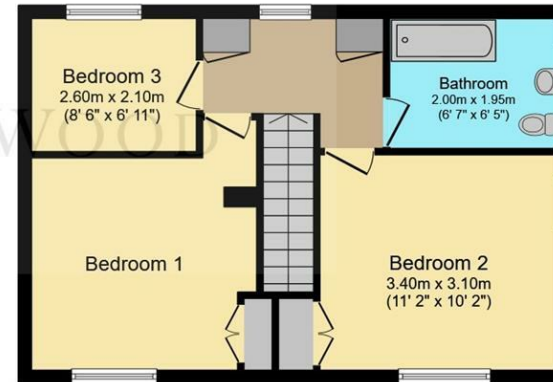








**Ground Floor**  
Floor area 69.8 sq.m. (751 sq.ft.)



**First Floor**  
Floor area 46.1 sq.m. (496 sq.ft.)

**TOTAL: 115.8 sq.m. (1,247 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

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