



SAMUEL WOOD

5 Parrys Close, Bayston Hill, Shrewsbury, Shropshire, SY3 0HP

Offers Over £425,000



# 5 Parrys Close

Bayston Hill, Shrewsbury, Shropshire, SY3 0HP



- Well Presented Family Home
- Cul-De-Sac Location
- Landscaped Enclosed Rear Garden
- En-Suite Shower Room
- Gas Central Heating
- Four Generous Sized Bedrooms
- Spacious Reception Rooms
- Garage & Driveway
- Close To Excellent Amenities
- EPC Rating C

Samuel Wood is delighted to offer for sale this well presented family home on Parrys Close, Bayston Hill. Occupying a delightful cul-de-sac position the accommodation offers a practically designed layout with generous living spaces, all complemented by landscaped gardens and a two vehicle driveway. Situated close to excellent amenities such as the retail park, pubs, good school catchment and easy access to the A5/A49. Viewing is highly recommended by the selling agent.

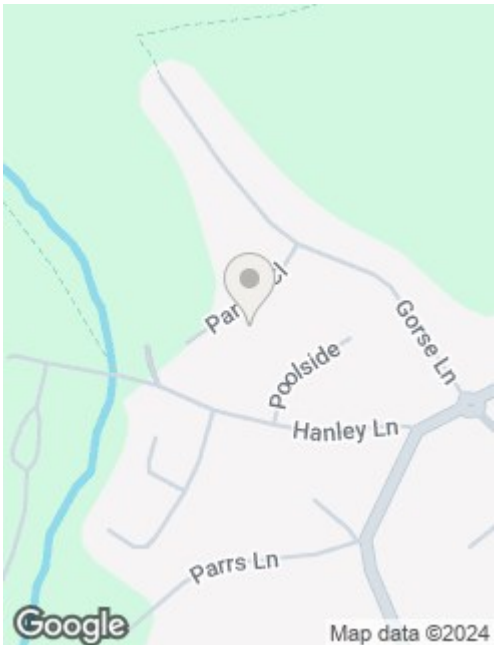
5 Parrys Close is a charming four-bedroom detached family home located in the pleasant cul-de-sac of Bayston Hill, Shrewsbury. The ground floor is designed with modern family living in mind, featuring an open-plan layout that seamlessly connects the living room and dining room. This open space is enhanced by double doors that lead out to the rear patio, making it perfect for both indoor and outdoor entertaining. Additionally, the ground floor includes a well-appointed kitchen, a large hallway that provides a welcoming entry, a separate utility room for added convenience, and a downstairs WC.

On the first floor, the home offers four spacious bedrooms, each designed to provide ample living space and comfort. The master bedroom includes an en-suite bathroom, adding a touch of privacy. The remaining three bedrooms share a family bathroom, ensuring plenty of facilities for a growing family or visiting guests. The layout is ideal for families, offering flexibility and enough space for everyone.

Externally, 5 Parrys Close boasts an integral garage and a two-car driveway, offering plenty of parking space for residents and visitors alike. The rear garden is landscaped, providing a serene outdoor space for relaxation and family activities. There is gated side access to the garden for practicality and ample space for storage. Located in a pleasant cul-de-sac, the property benefits from a peaceful setting, making it an ideal choice for families looking for a combination of privacy and community.







## Directions

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

Broadband Speed: Basic 16 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.

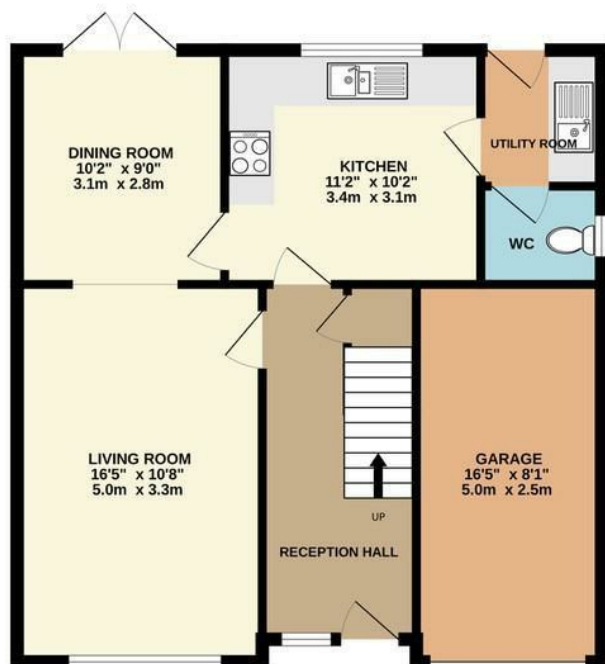
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



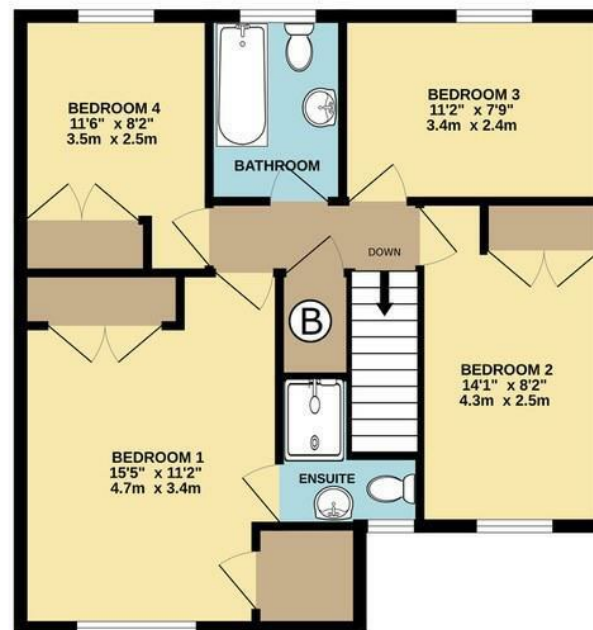


## Floor Plans

**GROUND FLOOR**  
669 sq.ft. (62.2 sq.m.) approx.



**1ST FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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