



SAMUEL WOOD

2 Sunfield Gardens, Bayston Hill, Shrewsbury, Shropshire, SY3 0LA

Offers In The Region Of £250,000







## 2 Sunfield Gardens

Bayston Hill, Shrewsbury, Shropshire, SY3 0LA



- Well Presented Family Home
- Three Generous Sized Bedrooms
- Spacious Reception Rooms
- Sought After Location
- Gas Central Heating
- Large Corner Plot
- Beautifully Landscaped Gardens
- Detached Garage & Driveway
- Conservatory
- EPC Rating D

Samuel Wood is delighted to offer this well presented three bedroom family home on Sunfield Gardens, Bayston Hill. The attractive corner plot location boasts a well designed layout with spacious living including extensive ground floor accommodation all complemented by beautifully landscaped gardens and separate garage with driveway. This is a great opportunity for those seeking a home with potential in a pleasant community, located close to excellent amenities including retail park, shops, pubs, good school catchment and easy access to the A5 & A49. Viewing is highly recommended by the selling agent.

2 Sunfield Gardens, Bayston Hill, Shrewsbury, is a charming three-bedroom semi-detached home offering a blend of traditional living spaces with ample potential for modern upgrades. The ground floor features a functional layout, including a kitchen, a spacious living room with feature electric fireplace and a separate dining room that can comfortably accommodate family meals. A garden room at the rear adds to the living space, providing a tranquil area with views of the garden, while a lean-to at the front offers additional ground floor space, ideal for storage or as a utility area.

The first floor houses three well-proportioned bedrooms, each providing plenty of space for various furniture configurations. The bathroom is designed with a separate WC, which offers convenience but would benefit from modernisation to enhance its appeal and functionality. The layout of the upper floor suggests that the property is well-suited for a growing family or those looking to personalise the space to their tastes. A three year-old gas combination boiler ensures the heating system is efficient.

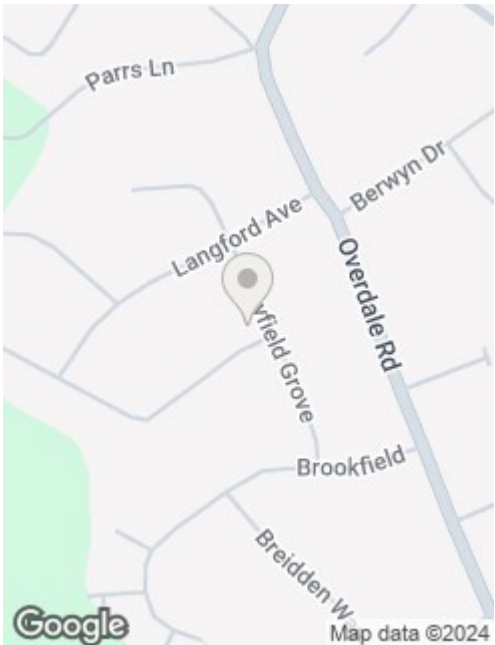
Externally, 2 Sunfield Gardens boasts a beautifully landscaped wrap-around garden that offers a peaceful and private outdoor retreat. The garden's design complements the home's character, with lush greenery and well-maintained flowers. Additionally, the property includes a separate driveway and garage, providing secure parking and extra storage space, further enhancing the home's appeal as a practical and inviting residence.











## Directions

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

Broadband Speed: Basic 15 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: C

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.



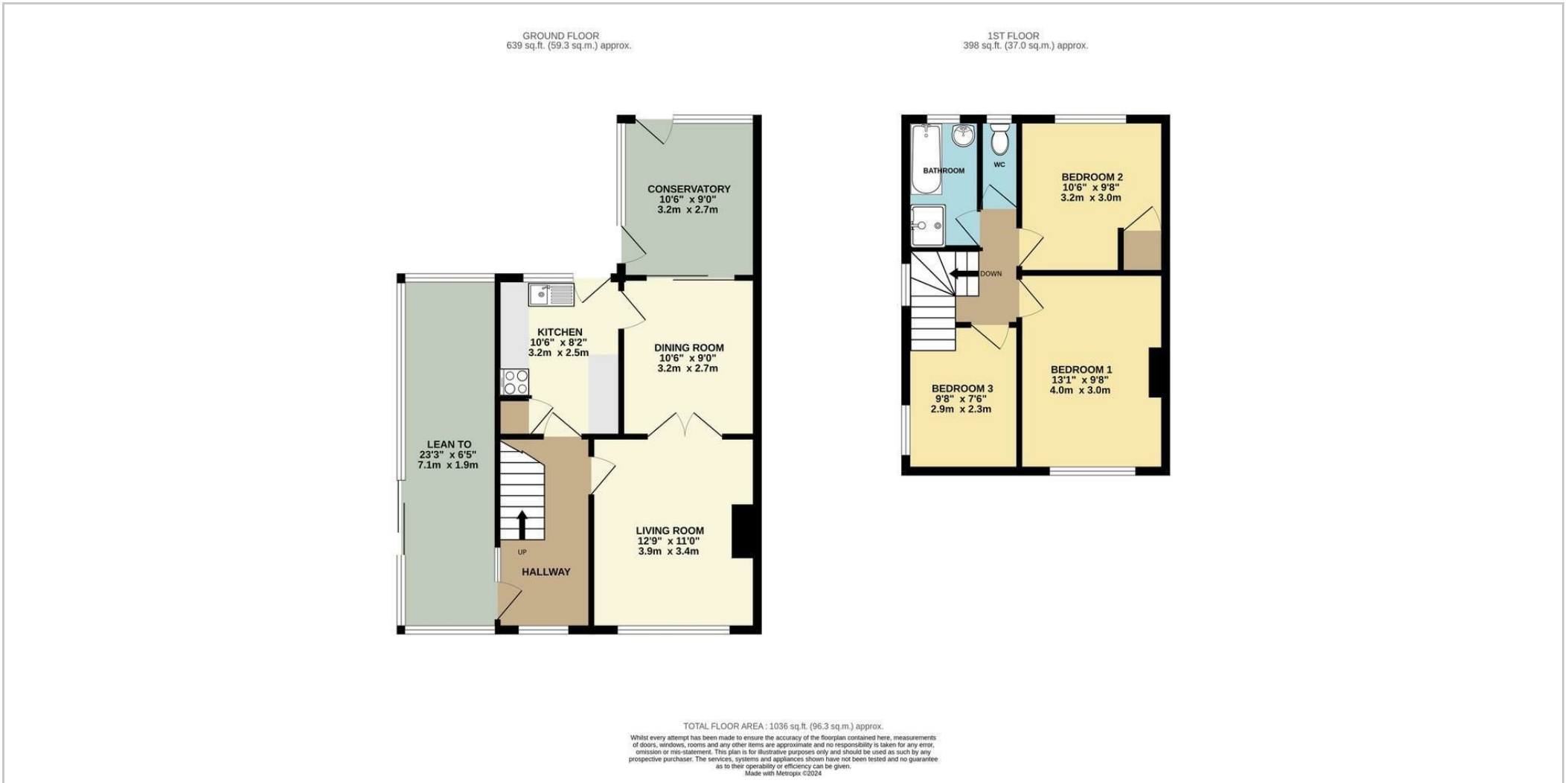








## Floor Plans



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  
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