

The Oaklands Glebe Road Bayston Hill Shrewsbury SY3 0PJ



2 Bedroom House - Semi-Detached
Offers In The Region Of £265,000

The features

- BRAND NEW TWO BEDROOM DOUBLE FRONTED HOME
- HIGH ENERGY EFFICIENCY AND SOLAR PANELS
- RECEPTION HALL WITH CLOAKROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- EDGE OF DEVELOPMENT LOCATION
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- LOUNGE AND KITCHEN/DINING ROOM WITH APPLIANCES
- ENCLOSED GARDEN AND PARKING



*** STUNNING VIEW HOMES OPEN SATURDAY AND SUNDAY 11.00AM - 4.00PM ***

What an impressive brand new 2 double bedroom home - The Willow - offering spacious and light accommodation which truly must be viewed to be fully appreciated.

Occupying an enviable position on the edge of this much sought after village ideal for commuters with ease of access to the A5/M54 motorway network.

Finished to an excellent standard of specification with underfloor heating and radiators powered by air source heat pump, beautifully fitted Kitchen with range of Belling appliances and contemporary Bathroom.

Set in a lovely position on the edge of this select development with gardens to the front and rear, driveway with parking and EV charger.

Featuring Reception Hall with Cloakroom, spacious Lounge, contemporary Kitchen/Dining Room with range of appliances, 2 double Bedrooms and Bathroom.

VIEWING ESSENTIAL

For your personal viewing outside the view home opening hours please contact 01743 361422

Property details

LOCATION

The property occupies an enviable position in the heart of this much sought after Village on the Southern edge of the Town, perfect for commuters with ease of access to the A5/M54 motorway network. Bayston Hill is totally self sufficient with a wide range of amenities including school, supermarket, shops, takeaways, library, churches, public houses, doctors, active village hall and beautiful countryside walks.

RECEPTION HALL

Door opens to Reception Hall off which leads

CLOAKROOM

With WC and wash hand basin.

LOUNGE

A lovely dual aspect room naturally well lit by two windows to the front and further window to the side. Media point.

KITCHEN/DINING ROOM

Attractively fitted with range of contemporary units and integrated appliances. Dining area with double opening French doors to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase with half landing leads to the First Floor off which lead

BEDROOM 1

With two windows to the rear and further window to the side, radiator.

BEDROOM 2

Again with two windows to the front and further window to the side, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

Enclosed rear garden and allocated parking.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected.

COUNCIL TAX BANDING

As this is a new build property the Council has not yet set the banding.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

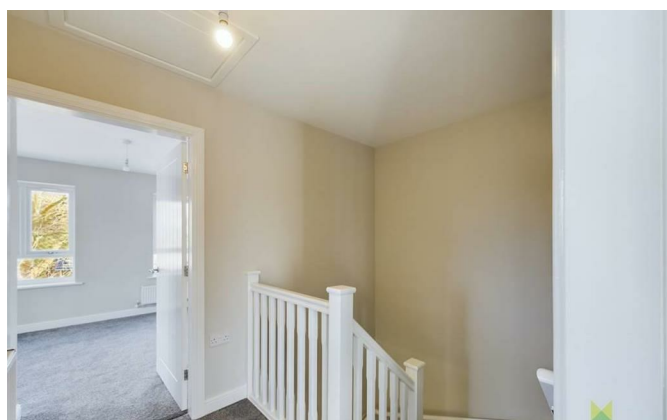
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

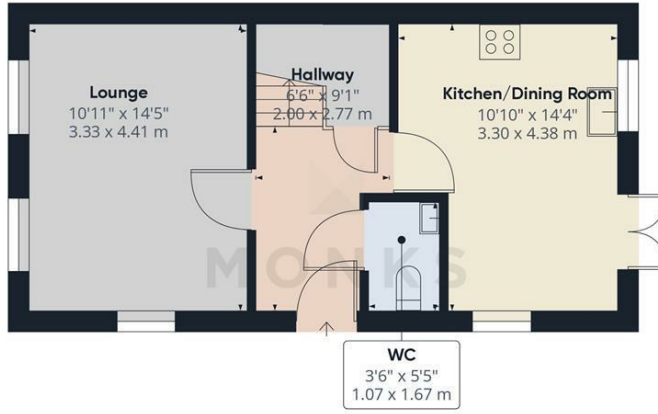
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

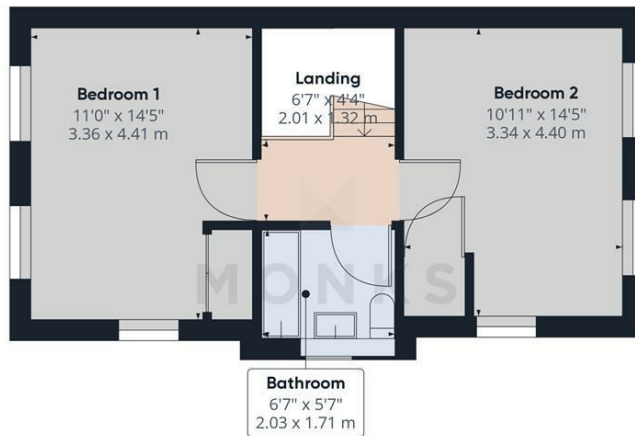
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Floor 0



Floor 1

Approximate total area[®]
823.61 ft²
76.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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