

# 34 Cornwall Drive Bayston Hill Shrewsbury SY3 0ER



**3 Bedroom Bungalow - Detached**  
**Asking Price £350,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED BUNGALOW
- SPACIOUS AND VERSATILE ACCOMMODATION
- KITCHEN AND UTILITY/SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED.
- ENVIABLE LOCATION IN THIS MUCH SOUGHT AFTER LOCATION
- LOUNGE, DINING ROOM, CONSERVATORY
- 3 GENEROUS BEDROOMS AND BATHROOM
- DELIGHTFUL GOOD SIZED ESTABLISHED GARDENS



**\*\*\* 3 BEDROOM DETACHED BUNGALOW - MUCH SOUGHT AFTER LOCATION \*\*\***

An excellent 3 bedroom detached bungalow offering deceptively spacious accommodation, perfect for those looking to downsize.

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

The accommodation briefly comprises Reception Hall, Lounge, Dining/Sitting Room, Conservatory, Breakfast Kitchen, Utility/Shower Room, 3 generous Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, ample parking, garage and well stocked and established gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable cul-de-sac position in the heart of this popular self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bayston Hill has excellent facilities on hand including schools, doctors, shops, public houses, church, lovely countryside walks and a regular bus service to the Town Centre.

### PORCH

Sealed unit double glazed entrance door opens to the entrance Porch with further wooden and glazed door opening to

### RECEPTION HALL

A spacious Reception area with useful cloaks cupboard, radiator.

### LOUNGE

having ornamental fire surround, coved ceiling, media point, radiator. Opening through to

### DINING ROOM

A good sized multi purpose room, naturally well lit with large window to the side and double opening French doors to the garden. Radiator.

### CONSERVATORY

Being of brick and sealed unit double glazed construction with glazed roof and from which there are lovely aspects over the garden. Power and lighting, radiator.

### KITCHEN

Attractively fitted with range of wooden fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and eye level double oven and grill with cupboards above and below. Tiled surrounds and matching range of eye level wall units, space for fridge/freezer, window to the rear, radiator. Door to rear garden via the back porch

### SHOWER/UTILITY ROOM

With tiled flooring, WC, wash basin, shower cubicle, plumbing for washing machine, radiator, window to the front.

### BEDROOM ONE

with window to the side, double fitted wardrobe and radiator

### BEDROOM TWO

with window to the rear, radiator.

### BEDROOM THREE

with window to the front, radiator, basin set in vanity unit with tiled splashback.

### BATHROOM

With tiled flooring, suite consisting of, panelled bath with shower over, WC and pedestal wash hand basin. Heated towel rail, obscured window to front aspect.

### OUTSIDE

The property is approached over driveway with parking for several cars and leading to the Garage with up and over door. Side pedestrian access to the excellent sized rear garden which is laid extensively to lawn with well stocked flower, shrub and herbaceous beds and inset specimen trees. Enclosed with wooden fencing and hedging and offering a good level of privacy.

### 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 all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C- again we would recommend this is verified during pre-contract enquiries.

#### 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

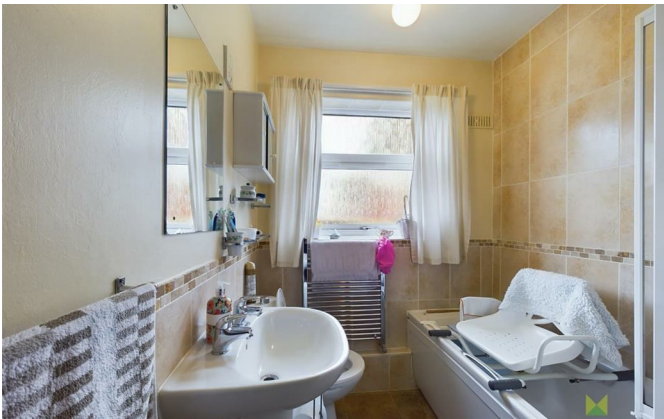
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.



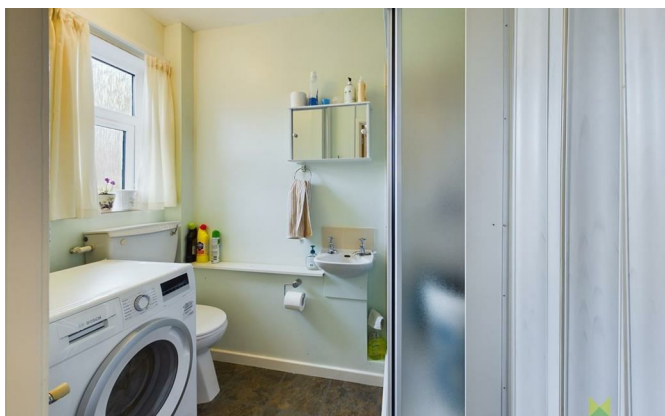


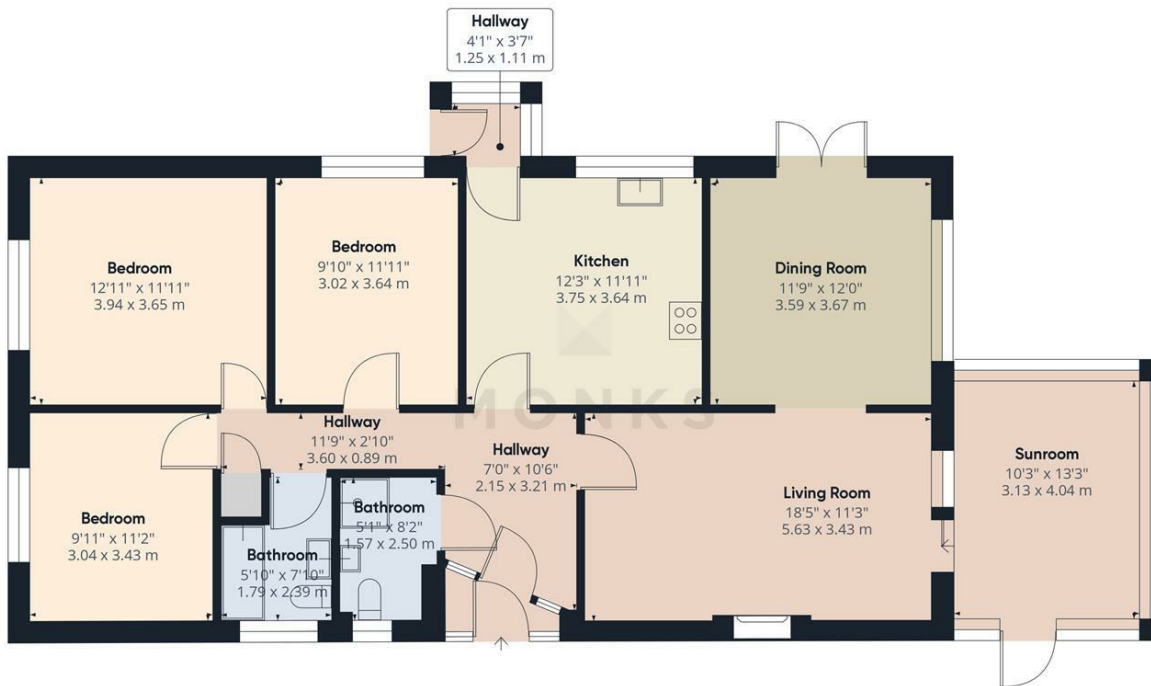




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Approximate total area<sup>®</sup>  
1269.77 ft<sup>2</sup>  
117.97 m<sup>2</sup>

(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.

GIRAFFE360



## 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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