

12 Beeches Grove Bayston Hill Shrewsbury SY3 0PH



3 Bedroom House - Terraced
Offers In The Region Of £215,000

The features

- EXCELLENT SCOPE FOR EXTENDING
- LARGE END OF TERRACE PLOT
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- SPACIOUS LIVING/DINING ROOM
- NO UPWARD CHAIN
- THREE BEDROOMS
- FAMILY BATHROOM
- CONTEMPOARY KITCHEN
- NEARBY TO SCHOOLS AND AMENITIES
- EPC D



**** GENEROUS CORNER PLOT WITH SCOPE TO EXTEND ****

A fantastic opportunity to acquire a three bedroom terrace home set at the end of a cul-de-sac in the thriving village of Bayston Hill. The property offers excellent existing proportions with the potential to extend to the side or create a garage, subject to the relevant permissions.

Occupying a convenient position in this much sought edge of the Town location, ideally placed for schooling and commuters with ease of access to the A5/M4 motorway network.

The accommodation briefly comprises Reception Hall, Living/Dining Room, Kitchen, Three Bedrooms and Family Bathroom.

The property has gas central heating, double glazing, driveway with parking, front and rear gardens.

Viewing highly recommended to appreciate both the existing accommodation and future potential.

Property details

LOCATION

The property is situated within this desirable residential location being just a short distance from a range of convenience amenities. Bayston Hill also offers an excellent range of facilities including schools, public houses, takeaways, churches, doctors, and a regular bus service to the Town. The nearby County Town of Shrewsbury offers a further range of shopping and leisure experiences, along with the access to riverside walks.

ENTRANCE HALLWAY

A spacious entry with doors leading into the living room and kitchen separately.

LIVING/DINING ROOM

A light flooded room with large windows at either end providing seating and dining areas with a gas fire set into feature stone surround.

KITCHEN

The kitchen is fitted with a range of timeless shaker style cabinetry under oak worksurfaces incorporating a 1.5 stainless steel drainer sink and range of integrated appliances including four ring burner induction hob and double oven. Space for a washing machine and free standing fridge freezer. There is a useful under stairs pantry cupboard and side door onto the drive.

FIRST FLOOR LANDING

With access to the loft hatch and window to the side.

BEDROOM ONE

A double room with window to the front.

BEDROOM TWO

A double room with window to the front.

BEDROOM THREE

A modest single with built in storage and window to the front.

FAMILY BATHROOM

With suite comprising panelled bath with mixer shower over, wash hand basin and low level WC. Fully tiled with heated towel rail and window to the rear.

OUTSIDE

The property is approached over hardstanding which offers parking for a number of vehicles. The generous garden mainly sits to the front of the property and being laid to lawn flanked by mature shrubs. The outside of the property offers exciting potential to create a two-storey extension, subject to the relevant planning consents, without comprising the size of the garden.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We 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 B. 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](https://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.

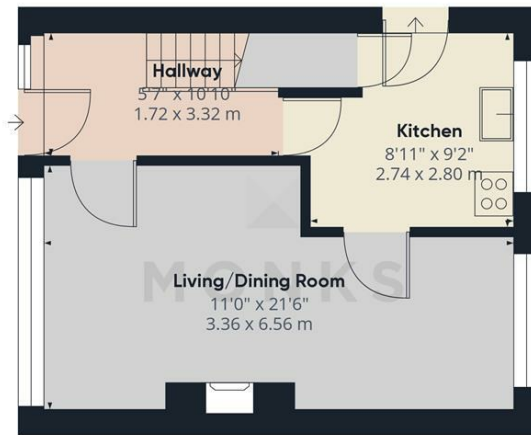
NEED TO CONTACT US

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[®]
691.57 ft²
64.25 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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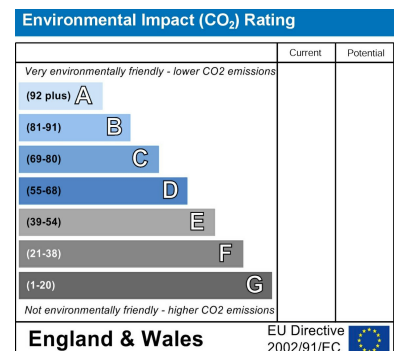
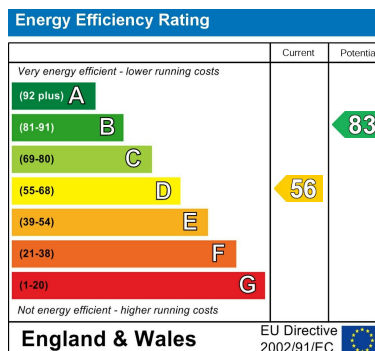
Shrewsbury office

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.