

17 Parrs Lane Bayston Hill Shrewsbury SY3 0JS



2 Bedroom House - Terraced
Offers In The Region Of £247,500

The features

- IMMACULATELY PRESENTED 2 BEDROOM MEWS COTTAGE
- CHARM AND CHARACTER
- ATTRACTIVE FITTED KITCHEN AND UTILITY ROOM
- GOOD SIZED ESTABLISHED REAR GARDEN
- EPC RATING D
- ENVIABLE EDGE OF VILLAGE LOCATION
- LOUNGE WITH FEATURE LOG BURNER
- 2 BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL



*** CHARMING COTTAGE IN ENVIABLE VILLAGE LOCATION ***

An excellent opportunity to purchase this beautifully presented, 2 bedroom Mews Cottage which has a wealth of charm and character.

Occupying an enviable position on the edge of this popular, self sufficient village, a short drive from the Town Centre and A5/M54 motorway network for commuters. Bayston Hill boasts an array of amenities including school, shops, library and has idyllic countryside walks on the doorstep.

The accommodation briefly comprises Lounge with feature log burner, attractively fitted Kitchen, Utility Room, 2 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and excellent sized established rear garden.

Viewing essential.

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 lovely countryside walks.

LOUNGE

A charming room with exposed beamed ceiling, feature inglenook brick fireplace housing cast iron log burner, tiled floor, radiator and media point.

KITCHEN

Attractively fitted with shaker style units incorporating single drainer sink set into double base cupboard. Further range of cupboards and drawers with wooden work surface over and having slot in cooker with tiled splash. Wall mounted shelving and deep understairs pantry cupboard, tiled floor, contemporary column style radiator and window to the side.

UTILITY ROOM

with space for appliances and wall mounted central heating boiler. Tiled floor, door to the Garden.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, tiled floor, radiator and window to the side.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1

A generous double room with window overlooking the front, feature brick chimney breast, oak boarded floor and exposed ceiling timber. Radiator.

BEDROOM 2

with window to the side, exposed boarded floor, radiator.

OUTSIDE

The property is approached over pathway with gravelled forecourt which is divided from the road by brick walling. The Rear Garden is a particular feature of the property being laid extensively to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and a range of soft fruit trees

including raspberry, black, red and white currant. Enclosed with wooden fencing. Immediately adjacent to the rear of the house is a paved seating area and brick built garden store.

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 A. 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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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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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