

25 Yew Tree Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0PP

www.hbshrop.co.uk



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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Offering much improved, beautifully presented and deceptively spacious living accommodation, this is a pleasant situated three bedroom semi detached house. Bayston Hill is a popular location for many buyers, having an excellent variety of amenities, local schooling and is well placed for easy access to the county town of Shrewsbury and local by-pass, linking up to the motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, contemporary re-fitted kitchen/diner/family room, first floor landing, three good size bedrooms, stylish re-fitted shower room, front and generous size enclosed low maintenance landscaped rear gardens, driveway, garage, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having tiled floor

Wooden framed glazed door then gives access to:

Lounge
16'0 x 12'7 reducing down to 8'2
Having UPVC double glazed window to front, radiator, contemporary electric fire set to marble style hearth with decorative fire surround.

Door from lounge gives access to:

Contemporary spacious re-fitted kitchen/diner/fam
21'11 x 11'9

The dining/family area comprises: Understairs storage cupboard, tiled floor with underfloor heating, UPVC double glazed sliding door giving access to rear gardens, radiator. The kitchen area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated dishwasher and washing machine, four ring induction hob with stainless steel cooker canopy over, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor with underfloor heating, UPVC double glazed window to rear and service door to garage.

Door from lounge gives access to:

Staircase
Which rises to:

First floor landing
Having UPVC double glazed window to side, loft access, cupboard housing gas fired central heating boiler.

Doors then from first floor landing give access to: Three good size bedrooms and stylish re-fitted shower room.

Bedroom one
15'4 max into recess reducing down to 10'4
Having UPVC double glazed window to rear, radiator, built-in wardrobe/store cupboard, wood effect flooring.

Bedroom two
15'4 max into recess reducing down to 11'10 min x
Having UPVC double glazed window to front, radiator, coving to ceiling, built-in wardrobe.

Bedroom three
8'11 x 6'5
Having UPVC double glazed window to front, radiator.

Stylish re-fitted shower room
Having a large tiled shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, tiled to walls, two UPVC double glazed windows to rear, recessed spotlights to ceiling, tiled effect flooring, wall mounted heated chrome style towel rail.

Outside
To the front of the property there is a neatly kept lawn garden with mature hedging and trees, paved pathway gives access to front door. To the side of this there is a driveway which gives access to:

Garage
16'7 x 8'7
Having up and over door, fitted power and light.

Gated side access then leads to the property's generous size landscaped low maintenance:

Rear gardens
Having decked area, large paved patio, stone sections, feature timber summerhouse, timber garden shed, bark section a variety of mature shrubs, plants and bushes, outside cold tap and lighting point. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		65	
(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	

FLOORPLANS

