

6 Betley Villas Betley Lane, Off Lyth Hill Road, Bayston Hill,
Shrewsbury, Shropshire, SY3 0HE

www.hbshrop.co.uk



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Offers In The Region Of £395,000

Viewing: strictly by appointment
through the agent

Occupying a particularly secluded position (off Lyth Hill Road), this is an attractive, extended, spacious and improved period three bedroom semi-detached house, which enjoys stunning views to rear towards local farmland, countryside and beyond. The property is situated within walking distance of local schooling, children nurseries, a variety of shops and a frequent bus service to the Shrewsbury town centre. Easy access is gained to the Meole Brace retail park, medieval town centre of Shrewsbury and local by pass, linking up to the M54 motorway network. Early viewing comes highly recommended by the agent selling agent.

The accommodation briefly comprises of the following: Entrance hallway, sitting room, lounge, spacious extended kitchen/diner/family room, rear lobby, utility room with WC, first floor landing, three bedrooms, refitted family bathroom, stone driveway providing off street parking, rear enclosed gardens with fantastic outlook towards local farmland, countryside and beyond, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Hallway

Having radiator, part glazed panel door then gives access to:

Sitting Room

11'0" x 10'6"

Having two upvc double glazed sash windows to front, radiator, period style fireplace. Square arch from sitting room gives access to:

Lounge

15'7" x 10'10"

Having attractive log burner set to an exposed brick hearth with timber inset above, upvc double glazed sash window to side, radiator. Door from lounge gives access to:

Extended kitchen/family room

18'10" max x 16'2" reducing to 11'8"

Comprising a range of eye level and base units with built in cupboards and drawers, fitted worktops with inset 1½ sink drainer unit with mixer tap over, free standing stainless steel finished Range-style cooker with five ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, tiled floor, two radiators, kitchen island with fitted worktops and soft close drawers and pan drawers, space for appliances, recessed spotlights to ceiling, upvc double glazed French doors giving access to rear gardens with further double glazed windows to side, having a pleasing aspect over the rear garden and towards local farmland countryside and beyond.

Door from kitchen/diner/family room gives access to:

Rear Lobby

Having tiled floor, composite double glazed door giving access to side of property. From the rear lobby door gives access to:

Utility Room with WC

5'10" x 5'6"

Having low flush wc, tiled floor, wall mounted extractor fan, fitted worktop with space for appliances, tiled splash surrounds, upvc double glazed window to side.

From hallway stairs rise to:

First Floor Landing

Having upvc double glazed sash window to side, cupboard housing gas fired combination boiler, loft access. From first floor landing doors give access to all bedrooms and refitted family bathroom.





Bedroom One

11'3" x 10'9"

Having upvc double glazed window with fantastic views to rear towards local farmland, countryside and beyond, radiator, tv aerial point.

Bedroom Two

11'6" max x 11'1"

Having upvc double glazed sash window to front, period fireplace, built in double wardrobe.

Bedroom Three

10'11" x 7'9"

Having period fireplace, wood effect floor covering, radiator and glazed roof window.

Re-fitted Family Bathroom

11'2" x 6'10"

Having a four piece suite comprising: double width tiled shower cubicle, tiled panel bath with hand held shower attachment off, low flush wc, pedestal wash hand basin, upvc double glazed window to rear, wall mounted extractor fan, recessed spotlights to ceiling.

Outside

To the front of the property there is a stone driveway providing off street parking. Gated pedestrian side access then leads to the property's:

Rear Gardens

Having a superb outlook to the rear towards local farmland, countryside and beyond and comprise a paved patio area, lawned gardens, gravelled sections, inset shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed.

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 B

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.

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

