

Melrose 16 Pulley Lane Bayston Hill Shrewsbury SY3 0JH



2 Bedroom Bungalow - Detached
Offers In The Region Of £325,000

The features

- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- RECEPTION HALL, GOOD SIZED LOUNGE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- VIEWING RECOMMENDED.
- IMMACULATELY PRESENTED DETACHED BUNGALOW
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- ATTRACTIVELY FITTED KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING, GARAGE AND GARDEN
- EPC RATING TBC



***** EXCELLENT DETACHED BUNGALOW - ENVIABLE VILLAGE LOCATION *****

Occupying an enviable position on the edge of this much sought after village, this 2 double bedroom detached bungalow is immaculately presented and is perfect for those buyers looking to downsize.

Bayston Hill has an excellent range of facilities including shops, school, doctors, library, recreational facilities and lovely countryside walks and is a short drive from nearby Meole Brace retail park. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, attractively fitted Kitchen/Dining Room, 2 generous double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and enclosed rear garden.

Viewing recommended - no upward chain.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with door opening to inviting and spacious Reception Hall with LVT flooring, radiator, cloaks cupboard.

LOUNGE

A good sized room with large picture window overlooking the front, media point, radiator.

KITCHEN/DINING ROOM

Dining Area with window to the front, radiator and ample space for table.

The Kitchen is attractively fitted with range of cream fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching range of eye level wall units. Window to the side, LVT flooring throughout, radiator.

UTILITY/REAR ENTRANCE

Being of brick and glazed construction with tiled floor, work surface with space and plumbing for washing machine.

BEDROOM 1

A generous double room with window to the rear, radiator.

BEDROOM 2

Another double room with window to the side, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, window to the rear.

OUTSIDE

The property is approached over driveway with parking and well screened from the road with mature hedging and leading up to the Garage with up and over door, power and lighting. The Rear Garden is laid to lawn and enclosed with wooden fencing.

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 D - 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

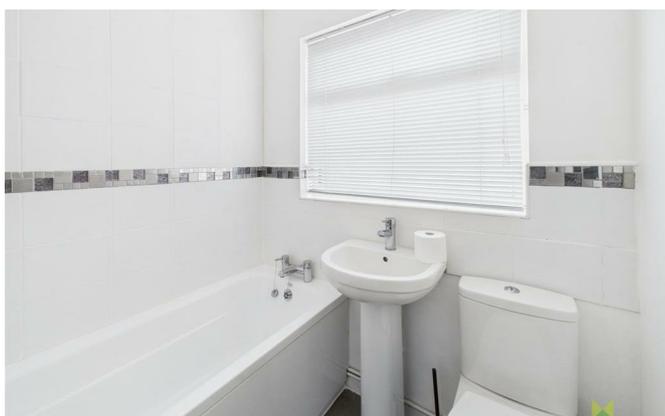
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

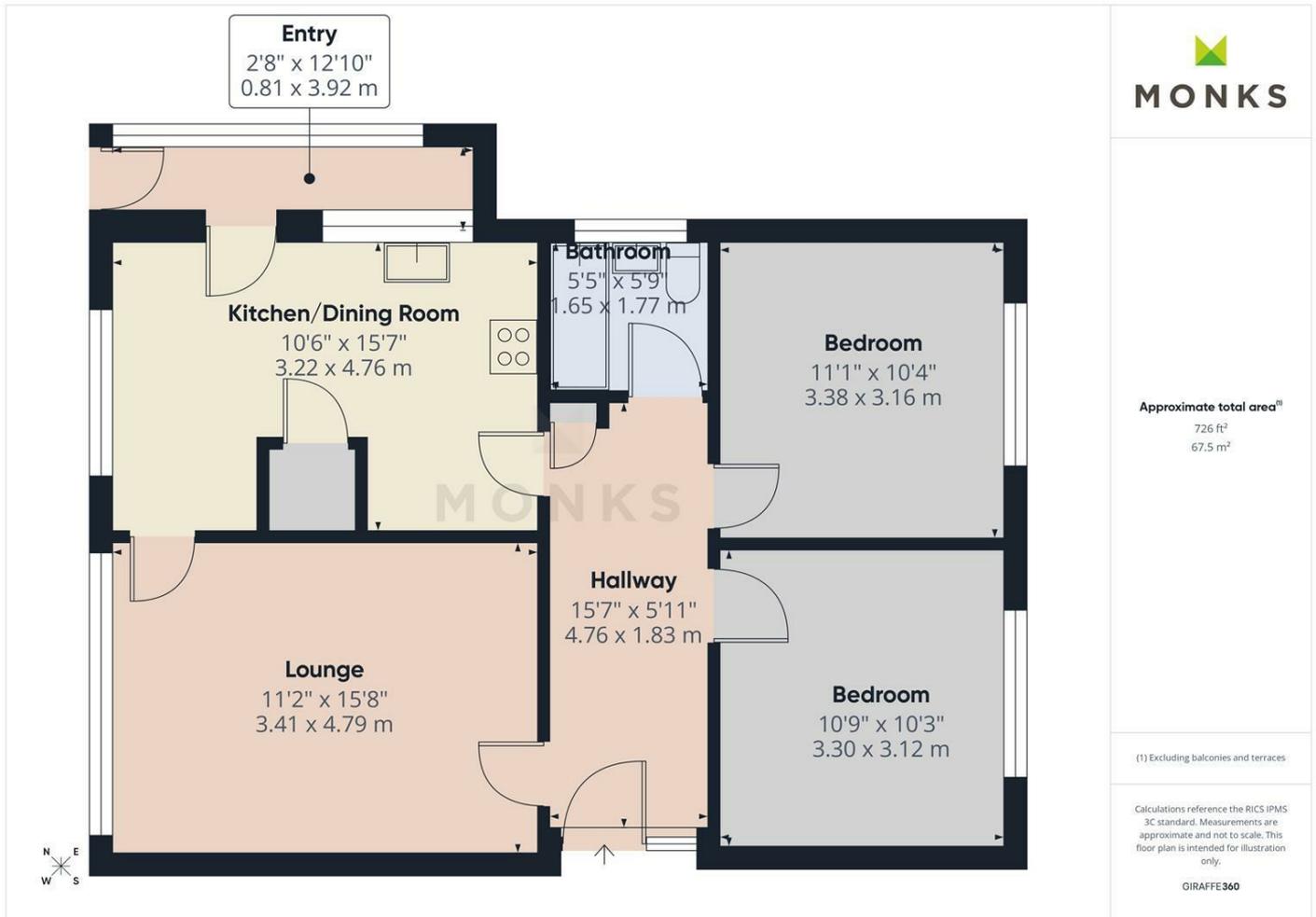
NEED TO CONTACT US

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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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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- 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.