HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

5 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LU

www.hbshrop.co.uk

Offers In The Region Of £440,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers In The Region Of

£440,000

Situated in the highly sought-after residential village of Bayston Hill, this attractive, extended and significantly improved four-bedroom detached family home occupies a generous plot and is sure to appeal to a wide range of buyers. The property enjoys a convenient location close to an excellent range of local amenities, including a convenience store, public house, and well-regarded schooling. Bayston Hill also provides easy access to Meole Brace Retail Park, the local bypass connecting to the M54 motorway network, and Shrewsbury town centre.. Offering spacious and versatile accommodation, this impressive family home combines modern living with a desirable village setting. Early viewing is strongly recommended by the selling agent to fully appreciate the accommodation, plot size, and excellent location on offer.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, bay fronted lounge, separate dining room, UPVC double glazed conservatory, extended re-fitted kitchen / diner / family room, cloak room, first floor landing, four bedrooms, two bathrooms, brick paved driveway providing ample off-street parking for a number of vehicles, good size single garage, large Southernly facing rear enclosed gardens, highly popular residential location and viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with original leaded stained glazed entrance door with matching windows to side gives access to:

Entrance hallway
Having tiled floor, under stairs recess, radiator and under stairs storage cupboard. Door from entrance hallway gives access to:

Bay fronted lounge
14'1 x 11'5
Having walk-in UPVC double glazed bay window to front, coving to ceiling, radiator, log effect Dimplex electric stove set to a slate style hearth with decorative fire surround and two wall light points.

Door from entrance hallway gives access to:

Dining room
11'7 x 9'11
Having radiator, coving to ceiling and fitted store cupboard with display shelving above. Wooden framed glazed bi-folding door from dining room gives access to:

UPVC double glazed conservatory
13'3 x 13'1
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear of gardens, polycarbonate roof, and radiator.

Door from entrance hallway gives access to:

Extended re-fitted kitchen / diner / family room
19'0 x 15'6
Comprises: A range of attractive replaced eye level and base units with built-in cupboards and drawers, integrated fridge / freezer, double oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fitted granite worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, plate rack, UPVC double glazed window to rear, two Velux roof windows, radiator, recess spotlights to ceiling, tiled floor, UPVC double glazed door giving access to side of property and service door to garage. Door from kitchen / diner / family room gives access to:

Cloakroom
Having low flush wc, tiled floor, radiator, UPVC double glazed window to rear, wall mounted extractor fan and wash hand basin.

From entrance hallway stairs rise to:

First floor landing
Having loft access. Doors from first floor landing then give access to four bedrooms and two bathrooms.

Bedroom one
11'1 x 10'11
Having UPVC double glazed window to front, radiator and large built-in mirror fronted double wardrobe.

Bedroom two
12'1 x 11'5
Having UPVC double glazed window with pleasing aspect to front, radiator and picture rail.

Bedroom three
11'5 x 9'11
Having UPVC double glazed window to rear, picture rail, radiator, period style fireplace and fitted wardrobe / shelved storage cupboard.

Bedroom four
8'2 x 7'0
Having UPVC double glazed window to rear and radiator.

Bathroom one
Having a re-fitted suite comprising: Panel bath, corner tiled shower cubicle, low flush wc with hidden cistern, wash hand basin set to vanit unit, storage cupboard / storage cupboards below, tiled floor, wall mounted extractor fan, UPVC double glazed window to rear, heated chrome style towel rail, recess spotlights to ceiling and fully tiled to walls.

Bathroom two
Comprises: A three piece suite: Having panel bath, wall mounted electric shower, low flush, wc, pedestal wash hand basin, radiator, wood effect flooring, linen store cupboard, UPVC double glazed window to front, radiator and fully tiled to walls.

Outside
To the front of the property there is a generous brick paved driveway with small stone sections to side the driveway provides ample off-street parking for a number of vehicles. From the driveway access is given to:

Garage
16'11 x 11'2
This generous size single garage comprises: Electrically operated roller garage door to front, UPVC double glazed door giving access to side of property, wall mounted gas fired central heating boiler, fitted power and light.

Side access to the property then leads to:

Well maintained large rear gardens
Which comprise: Indian sandstone paved patio, lawned gardens, raised beds, low maintenance stone section, timber garden shed, summer house, lawned gardens and the rear gardens are closed and offer a Southernly facing aspect.

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.

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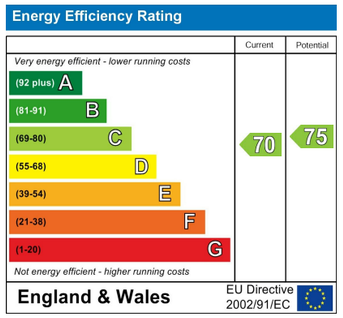
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

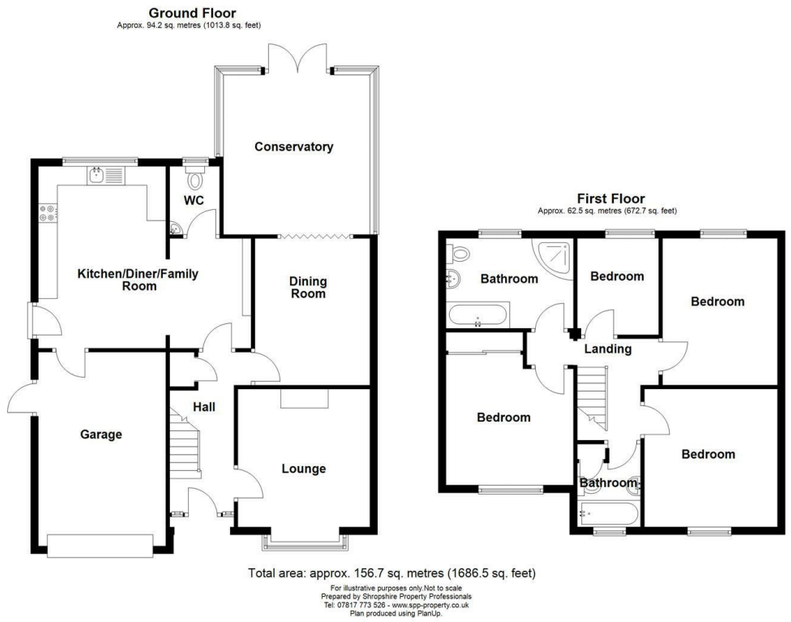
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral 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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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