



## 44 Yew Tree Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PL

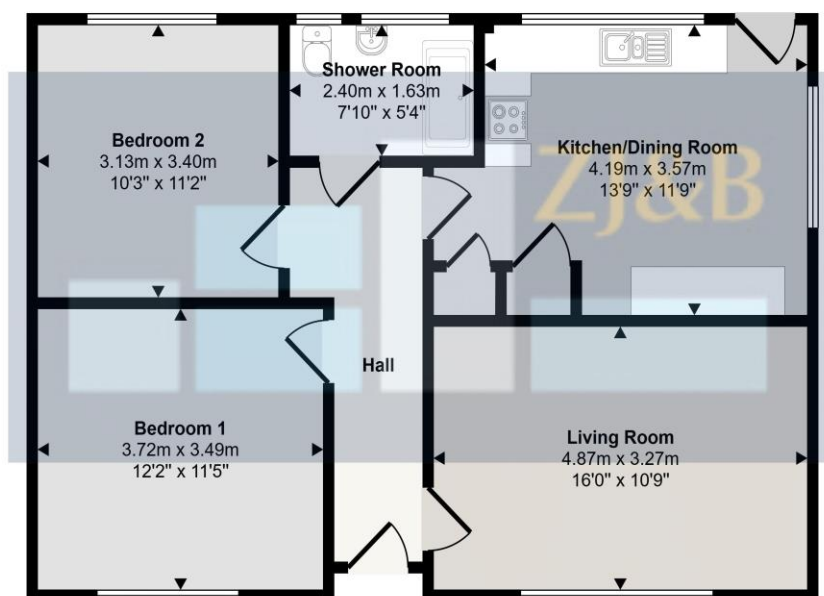
**£300,000**

**A 2-bedroom detached bungalow in the popular village of Bayston Hill. The easy-to-maintain south-facing rear garden borders open countryside.**



This has to be one of the best located, two-bedroom detached bungalows in the popular village of Bayston Hill. The easy-to-maintain south-facing rear garden borders open countryside and affords excellent views. The accommodation is entered through a spacious central entrance hall, to the right of which lies the living room, beyond which is a large, well-fitted kitchen/dining room, with windows overlooking the garden and open countryside. The gas central heating boiler is also located here, and there is a useful pantry/storage cupboard. The two double bedrooms are to the left of the hall, and the internal accommodation is completed by the shower room, which has been fully refitted to a high standard. The property has a gravel garden to the front and a driveway providing ample parking. Bayston Hill is one of the most popular districts in Shrewsbury, with an excellent range of amenities within the village boundary, and also provides easy access to major road networks. The property is offered for sale with no upward chain.

Approx Gross Internal Area  
70 sq m / 753 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



# Energy performance certificate (EPC)

44 YEW TREE DRIVE  
BAYSTON HILL  
SHREWSBURY  
SY3 0PL

Energy rating  
**C**

Valid until: 22 January 2031  
Certificate number: 2324-1007-2209-6409-0204

Property type  
Detached bungalow

Total floor area  
70 square metres

#### Rules on letting this property

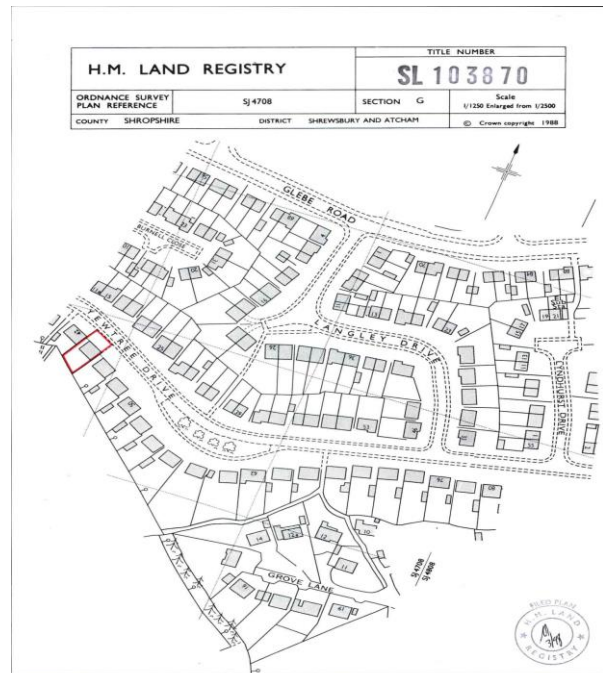
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



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## Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**01743 248351**

**Whole of Market** clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**