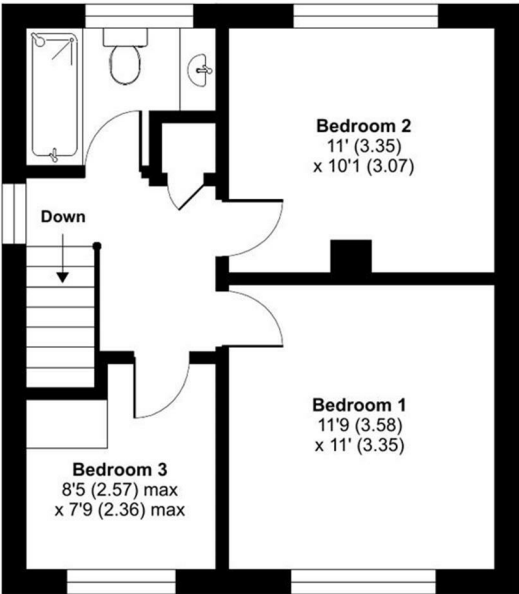
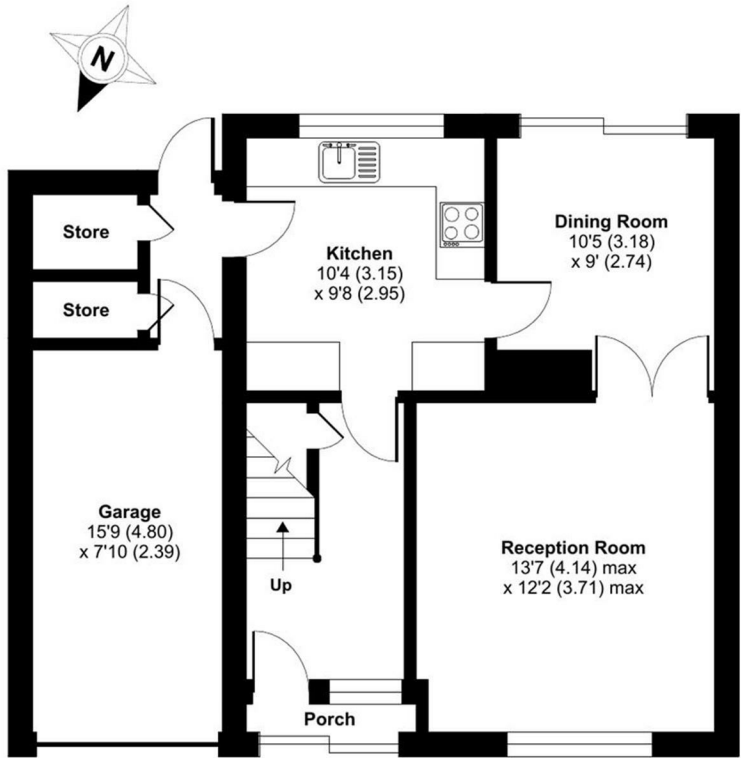


FOR SALE

8 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0ND



Approximate Area = 977 sq ft / 90.8 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1100 sq ft / 102.2 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1333408



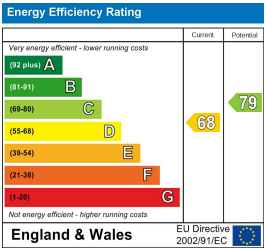
FOR SALE

Offers in the region of £280,000

8 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0ND

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 3.9 miles, Telford 16.1 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- Generously proportioned
- Re-fitted bathroom
- Driveway parking
- Generous gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre, proceed to the Dobbies bypass roundabout and continue south along the A49 in the direction of Bayston Hill and Church Stretton. Proceed into Bayston Hill, taking the right turn onto Lyth Hill road, followed by the second right turn onto Lythwood Road. Continue along and the turning for Broak Oak Crescent can be found on the right hand side. The property is located on the right hand side.

SITUATION
The property is most conveniently positioned, with amenities being only a short distance away including a selection of shops, whilst Shrewsbury town centre is within easy reach. Commuters will find excellent road links to the A5, which continues round tot he north and Chester, or heading east towards the M54 and Midlands conurbations.

DESCRIPTION
8 Broad Oak Crescent is an appealing mature semi detached house, which offers generously proportioned accommodation throughout with the potential for updating and extending (subject to necessary planning permissions) and modernisation. The ground floor boasts a spacious sitting room with doors leading to the dining room. Doors from here lead out to the rear garden. Also to the ground floor is a fitted kitchen with access to the side of the property and doors leading into the reception hall and dining room. The kitchen has lovely views of the rear garden. To the first floor, there are three bedrooms and the bathroom. Outside, there is driveway parking to the front that leads to the garage. The gardens are to the front and rear, predominantly to the rear, and these offer patio seating areas, together with beds and a flowing lawn.

ACCOMMODATION
ENTRANCE PORCH
Leading into:-
RECEPTION HALL
With staircase to first floor and doors off and to:-
LIVING ROOM
With window to front and french doors through to-
DINING ROOM
With sliding patio doors to rear and a door to:-
KITCHEN
Providing a range of eye and base level units comprising cupboards and drawers with generous worksurface area over and incorporating a stainless steel sink unit and drainer with mixer tap over. Electric oven and grill with four ring hob unit over and built in extractor fan. Window to rear and door to side hall.
FIRST FLOOR LANDING
With doors off and to:-

BEDROOM ONE
With window to front.
BEDROOM TWO
With window to rear.
BEDROOM THREE
With window to front.
BATHROOM
Providing a suite comprising low level WC, wash hand basin set in vanity with storage cupboards under and panelled bath with mains fed shower over.
LOFT
The property has the benefit of a partially boarded loft with pull down loft ladder, perfect for additional storage.
OUTSIDE
The property is approached over a tarmacadam driveway leading to the attach garage with parking for one vehicle.
GARAGE
With door to side hall and two storage cupboards.
THE GARDENS
The gardens are predominantly found to the rear of the property and include patio seating areas and areas laid to lawn with shrubbery beds and borders.
GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.
TENURE
Freehold. Purchasers must confirm via their solicitor.
SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.
COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.
VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.