



## 19 Meadowbrook, Bayston Hill, Shrewsbury, Shropshire, SY3 0PU

### Offers in the Region Of £280,000

An attractive 3 bedroom semi detached house situated in an excellent position, in this popular location. The accommodation includes Enclosed Porch, Living Room, Re-fitted Kitchen/Dining Room, Conservatory, 3 Bedrooms, Bathroom, GCH, DG, Enclosed Rear Garden, Spacious Driveway and Garage. Excellent local amenities and good access to link roads. Viewing Recommended.



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

### Accommodation comprises

uPVC double glazed entrance door with glazed side panel.

### Entrance Porch

Carpet, entrance door.

### Living Room 17' 2" x 12' 0" (5.23m x 3.65m)

Carpet, uPVC double glazed bay window to the front, staircase with feature panelling leads to First Floor Landing, radiator.

### Kitchen Dining Room 17' 2" x 10' 8" (5.23m x 3.25m)

Recently, beautifully, renovated fitted with matt navy units and luxury marble effect laminate worktop, inset ceramic 1 1/2 bowl sink unit, double glazed window to the rear, uPVC door to rear garden. Integrated 4 ring induction hob with oven below and contemporary filter hood above. Space and plumbing for washing machine, dark wood effect LVT flooring. double glazed French doors to Conservatory, wall mounted contemporary radiator.

### Conservatory 7' 5" x 7' 4" (2.26m x 2.23m)

Of uPVC double glazed construction, door leading to rear garden, wood effect laminate flooring,

### First Floor Landing

Double glazed window to the side, access to loft space, useful over stairs storage cupboard and airing cupboard.

### Bedroom 1 10' 8" x 9' 8" (3.25m x 2.94m)

Carpet, radiator, double glazed window to the front, feature wall panelling.

### Bedroom 2 12' 5" x 9' 5" (3.78m x 2.87m)

Carpet, radiator, double glazed window to the rear overlooking garden, built in wardrobes with sliding doors.

### Bedroom 3 7' 3" x 6' 7" (2.21m x 2.01m)

Carpet, radiator, double glazed window to the front.

### Bathroom

Fitted with white 3 piece suite including bath with electric shower over and tiled walls around and glass shower screen, wash basin, WC, part tiled walls, tile effect vinyl flooring, towel radiator, 2 double glazed windows to the rear.

### Outside - Front

The property sits on a good size corner plot with lawn to the front, concrete driveway providing parking and access to garage and gated access to the rear, additional driveway providing additional parking space.

### Garage

Power and lighting, up and over door.

### Rear Garden

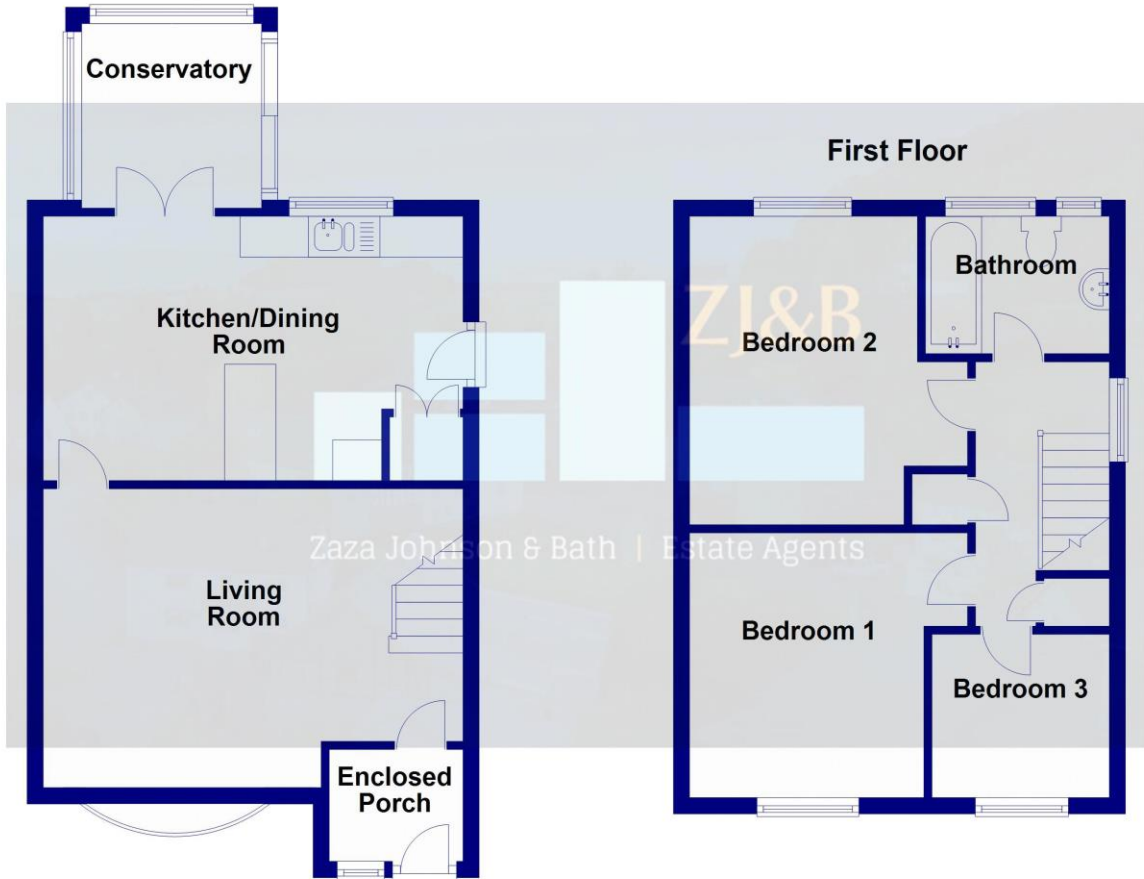
Approached onto a paved patio the garden beyond is mainly laid to lawn with shrub beds and enclosed by timber fencing.

### 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.

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

## Ground Floor



## 19 Meadowbrook, Shrewsbury

### FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
19 Meadowbrook Blyston Hill SHREWSBURY SY3 0PU	Energy rating <b>C</b>	Valid until: 25 August 2031	Certificate number: 4700-5153-0522-6025-1893																																
Property type	Semi-detached house																																		
Total floor area	74 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be rented if they have an energy rating from A to E.																																			
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-compliance-energy-efficiency-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-compliance-energy-efficiency-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																			
<b>Energy efficiency rating for this property</b>		The graph shows this property's current and potential energy efficiency.																																	
This property's current energy rating is C. It has the potential to be B.		Properties are given a rating from A (most efficient) to G (least efficient).																																	
<a href="#">See how to improve this property's energy performance.</a>		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>70   C</td> <td>81   B</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	70   C	81   B	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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**