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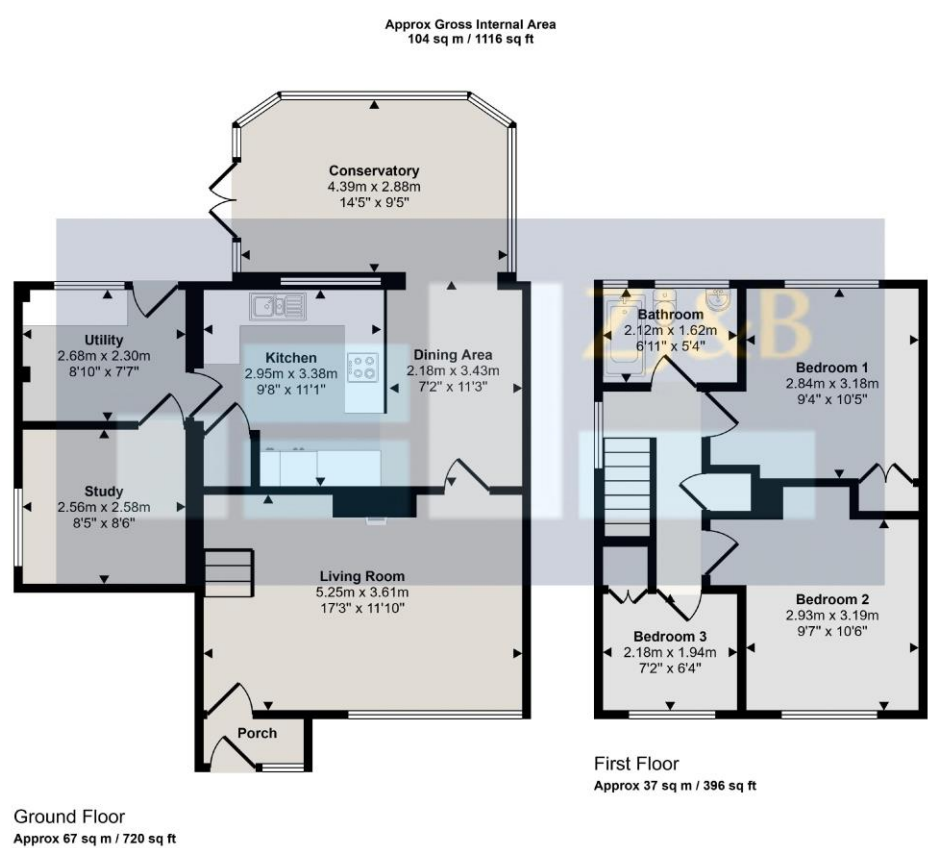
**32 Poplar Crescent, Bayston Hill,
Shrewsbury, Shropshire, SY3 0QD**

Offers in the Region Of £260,000

**A beautifully presented and much improved,
3-bedroom semi-detached home.**



Occupying a generous corner plot in a popular residential location, this beautifully presented three-bedroom semi-detached home has been significantly improved by the current owners to create a spacious and versatile family home. Benefiting from a brick-paved driveway, attractive enclosed gardens and flexible living accommodation, the property is ideally suited to modern family living. The accommodation briefly comprises an entrance hall, comfortable lounge and an impressive kitchen/dining room opening into a UPVC double glazed conservatory. The former garage has been thoughtfully converted to provide a useful utility room and an additional reception room, currently utilised as a fourth bedroom but equally ideal as a home office, playroom or study. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Outside, the property enjoys a prominent corner position with a brick-paved driveway providing off-road parking. Gated side access leads to the enclosed rear garden, which offers a paved patio and lawned areas, creating an excellent space for outdoor entertaining and family enjoyment. Viewing is highly recommended to fully appreciate the space, presentation and enviable corner plot this home has to offer.



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



7/13/26, 10:02 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

32 Poplar Crescent Bayston Hill SHREWSBURY SY3 6DD	Energy rating D	Valid until: 29 June 2032
		Certificate number: 0180-2220-3067-2572-4061

Property type Semi-detached house

Total floor area 93 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 rating and score

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0180-2220-3067-2572-4061>

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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band B

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**

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 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