



15 Mayfield Grove, Bayston Hill, Shrewsbury, Shropshire, SY3 0JY

£265,000

A 3 bedroom semi detached house in an excellent position which enjoys a particularly private garden. Accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, Large Garage with WC, 3 good sized Bedrooms, Bathroom, GCH (New Boiler in 2025). Popular village location with a great range of facilities - just south of Shrewsbury.



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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

Recessed Entrance Porch

Double-glazed entrance door with matching side window.

Entrance Hall

Double radiator, staircase leads to First Floor Landing.

Living Room 10' 10" x 12' 9" (3.30m x 3.88m)

Radiator, large double-glazed window to the front.

Dining Room 9' 1" x 10' 4" (2.77m x 3.15m)

Double radiator, double-glazed French doors lead to private rear garden.

Kitchen 8' 1" x 10' 1" (2.46m x 3.07m)

Fitted with cream units, laminated work tops, inset 1 1/2 bowl sink unit, wall-mounted Ecotech Plus gas central heating boiler (replaced January 2025), pantry cupboard, space for appliances, double-glazed window overlooking rear garden.

Garage 26' 0" x 8' 10" (7.92m x 2.69m)

A good length, double doors to the front, double-glazed door and window to the rear, range of cupboards.

Ground Floor WC

Double-glazed window to the rear.

First Floor Landing

Double-glazed side window, access to roof space.

Bedroom 1 10' 1" x 13' 0" (3.07m x 3.96m)

Double radiator, double-glazed window to the front.

Bedroom 2 10' 2" x 10' 4" (3.10m x 3.15m)

Double radiator, double-glazed window to the rear.

Bedroom 3 7' 1" x 9' 2" (2.16m x 2.79m)

Radiator, double-glazed window to the front.

Bathroom 7' 0" x 8' 0" (2.13m x 2.44m)

Fitted with white 3 piece suite providing bath with tiled walls around and electric shower with twin shower head over, wash basin, WC, half tiled to further wall areas, heated towel rail, tiled flooring, extractor, 2 double glazed windows.

Outside - Front

Ample parking to the front of the property with gravel and concrete driveway providing parking for 3 cars.

Rear Garden

An exceptionally private rear garden, approached onto a paved patio with lawn beyond to the rear boundary. Greenhouse. The garden is enclosed by close boarded timber fencing.

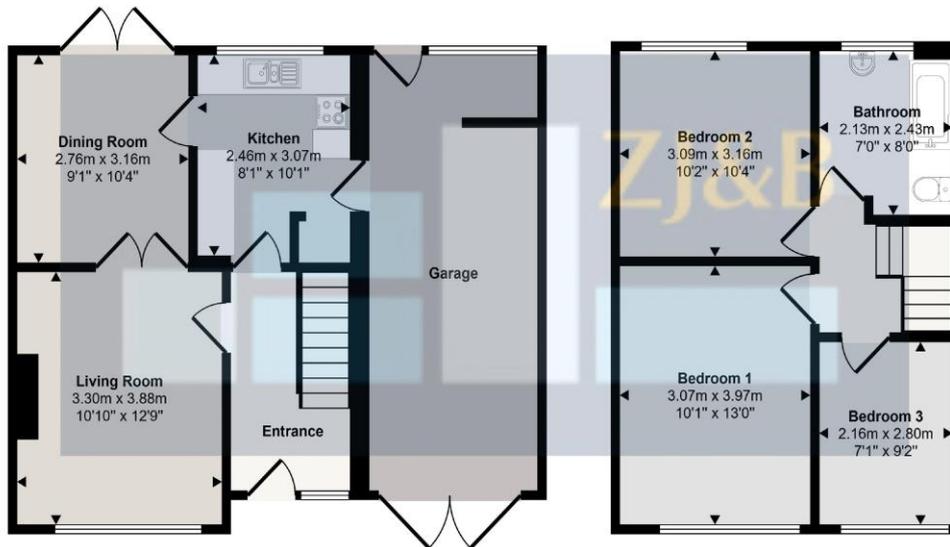
Council Tax Band C

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**



Approx Gross Internal Area
97 sq m / 1039 sq ft

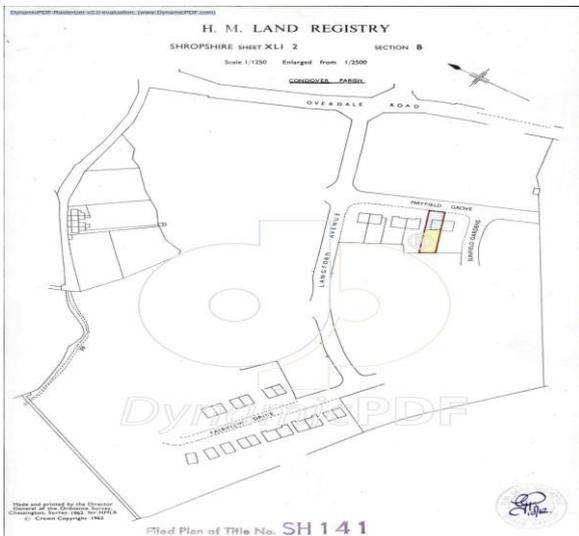


Ground Floor
Approx 58 sq m / 620 sq ft

First Floor
Approx 39 sq m / 419 sq ft

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



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Energy performance certificate (EPC)

15 Mayfield Grove Bayston Hill SHREWSBURY SY3 6JY	Energy rating C	Valid until: 15 December 2035
		Certificate number: 3957-0202-4105-5204

Property type	Semi-detached house
Total floor area	77 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-standards-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>.

Energy rating and score

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

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



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