



Zaza Johnson & Bath
Estate Agents

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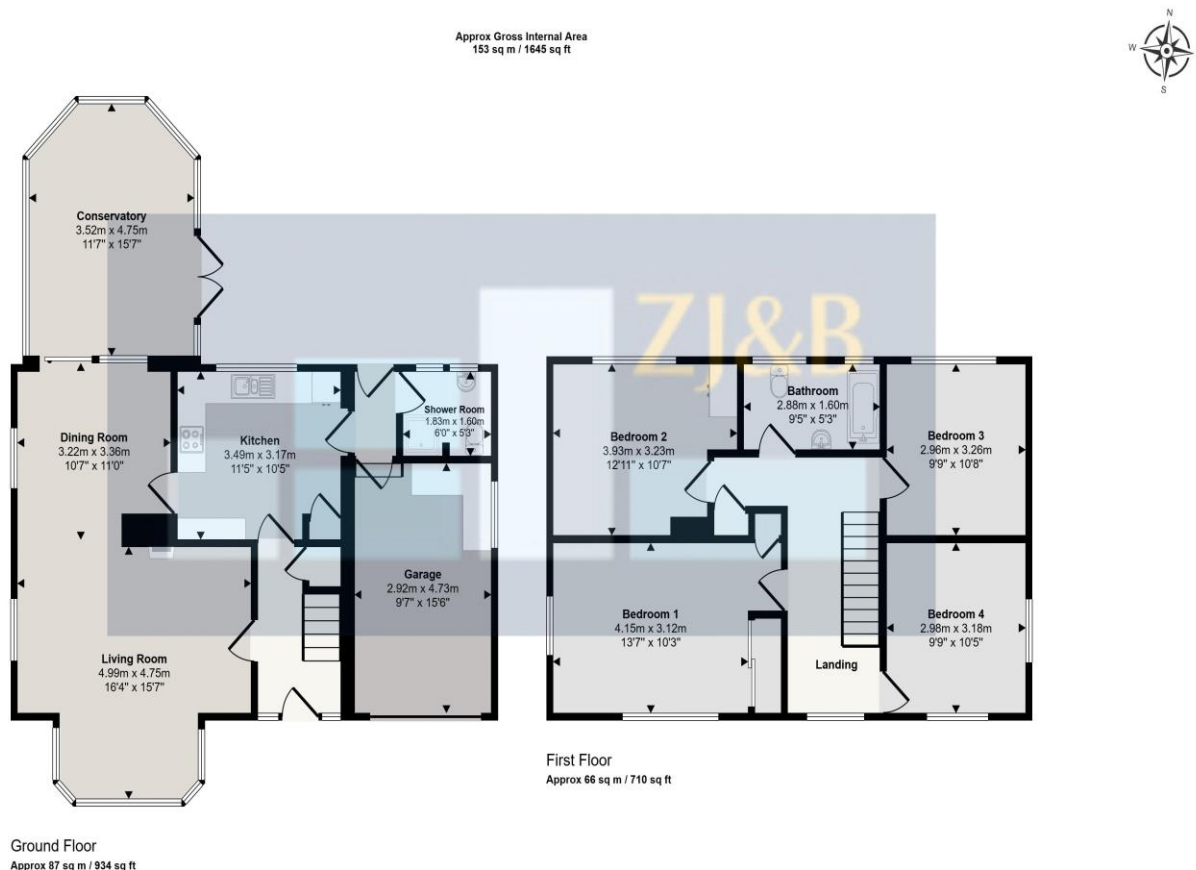
**9 Castle Road, Bayston Hill, Shrewsbury,
Shropshire, SY3 0NF**

£425,000

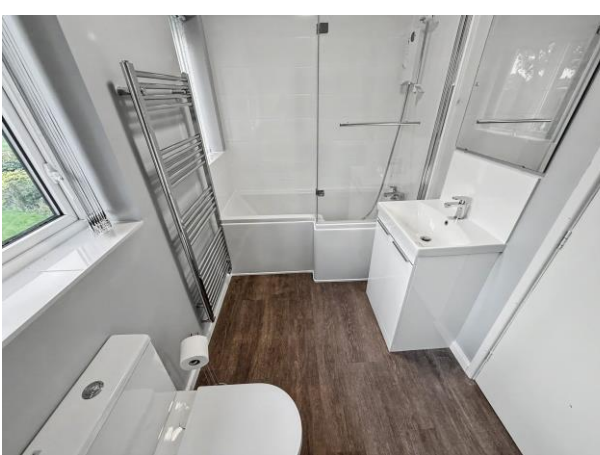
**An exceptionally spacious, 4 double bedroomed detached home,
with lovely views over an extensive garden.**



The location of a property is normally the most important consideration and this exceptionally spacious 4 bedroom detached house most definitely ticks the box. Situated at the head of a select cul-de-sac with far reaching views over extensive gardens across to the town and beyond, you will not be disappointed by what is on offer. Bayston Hill is a village packed with facilities including a primary school, range of shops, doctors, dentist, no wonder it is one of the most sought after places to live. Built at a time when spacious accommodation was a given, the property has been well maintained and is ready for the next buyer to make their home. The generous entrance hall gives a taste of what is to come. The living room is enhanced by a deep bay window and opens through to the dining room. A large Victorian style conservatory affords views over the garden. The kitchen is fitted with a range of matching units and a double oven and hob. From the rear lobby a door goes through to the downstairs shower room which is an appealing addition. An integral garage completes the ground floor. From the large landing you will find 4 excellent double bedrooms which make the property ideal for a larger family or for clients requiring additional space for hobbies/work. The bathroom has just recently been completely refitted with a smart 3 piece suite. Outside, to the front a wide block paved drive provides ample parking. There is a lawn alongside. The size of the rear garden really complements the house and should satisfy most clients. A paved patio provides an attractive seating area, extensive lawns make up the majority of the garden except for an ornamental pool and rockery. The gardens are enclosed with a hedge to the rear, with open countryside beyond. The property offers gas-fired central heating, double glazing and is being sold with no upward chain.



FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

9 Castle Road Bayston Hill SHREWSBURY SY3 0NF	Energy rating D	Valid until: 20 May 2036
		Certificate number: 2336-2725-6600-0109-2222

Property type	Detached house
Total floor area	126 square metres

Rules on letting this property

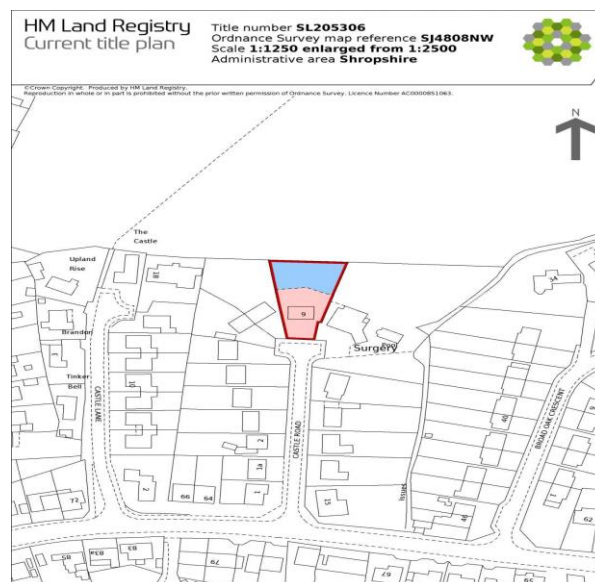
Properties can be let if they have an energy rating from A to E.

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.](#)



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

Council Tax Band D

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