



16 Breidden Way, Bayston Hill, Shrewsbury, SY3 0LN

3 bedroom semi-detached house—£285,000 Freehold

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Coopergreenpooks.co.uk

£285,000 Freehold—3 bedroom semi-detached house

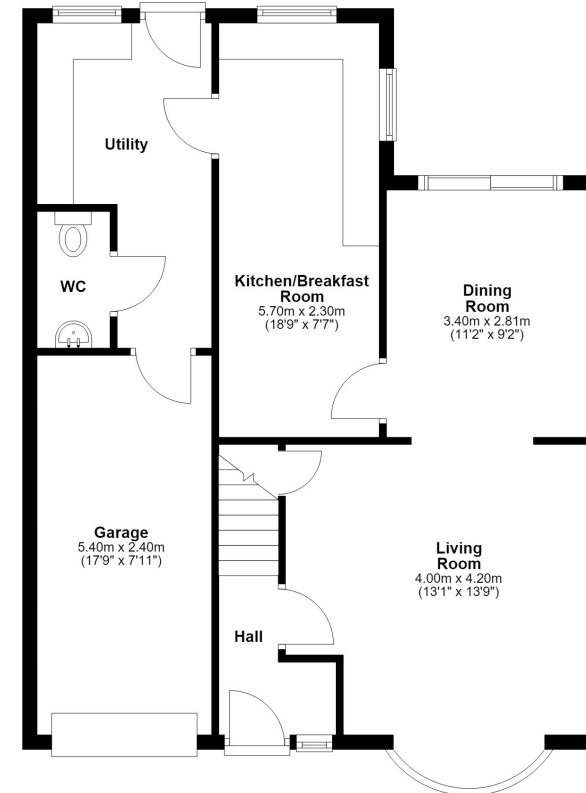
sales@cgpooks.co.uk

Occupying a lovely plot with a beautifully landscaped garden and extensive driveway parking, this very well-presented and extended semi-detached house has been recently re-decorated and improved to provide practical and thoughtfully designed accommodation throughout. The property is quietly situated within a popular residential area, a short distance from Bayston Hill's excellent amenities and primary school.

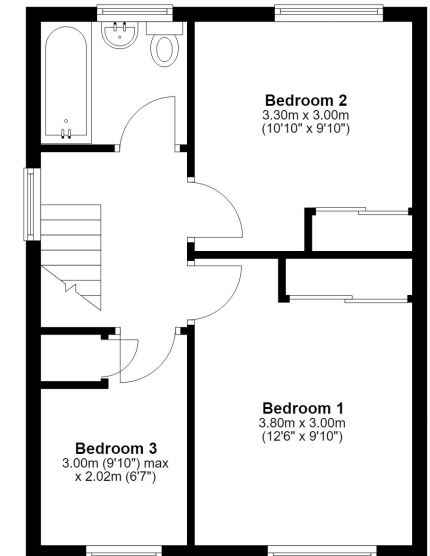
KEY FEATURES

- Entrance hall opening to a good-sized living room with under stairs storage and a feature bow window to the front
- Separate dining room, which is also open plan to the living area, with glazed doors onto the garden
- Extended kitchen/breakfast room with a range of modern fitted units and windows to two elevations
- The utility provides access to the cloakroom/WC, garage, and rear garden
- On the first floor are three bedrooms, all having built-in wardrobes, and a well-appointed family bathroom with shower
- uPVC double glazed windows and gas fired central heating throughout
- The attractive rear garden, laid to lawn with a large paved sun terrace, planted borders, and a useful timber garden store
- To the front of the property is an extensive driveway providing plenty of parking, with additional gravelled area, and access to the attached garage
- A very quiet and convenient location, just a few minutes' walk from a range of amenities, including the village primary school, medical practice, supermarket, pub, the Lythwood sports complex and nature reserve. The property is also just a 5-minute drive from the Meole Brace retail park and the bypass, and 10 minutes from the town centre
- Sold vacant with no upward chain

Ground Floor
Approx. 65.5 sq. metres (705.2 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 102.4 sq. metres (1102.7 sq. feet)









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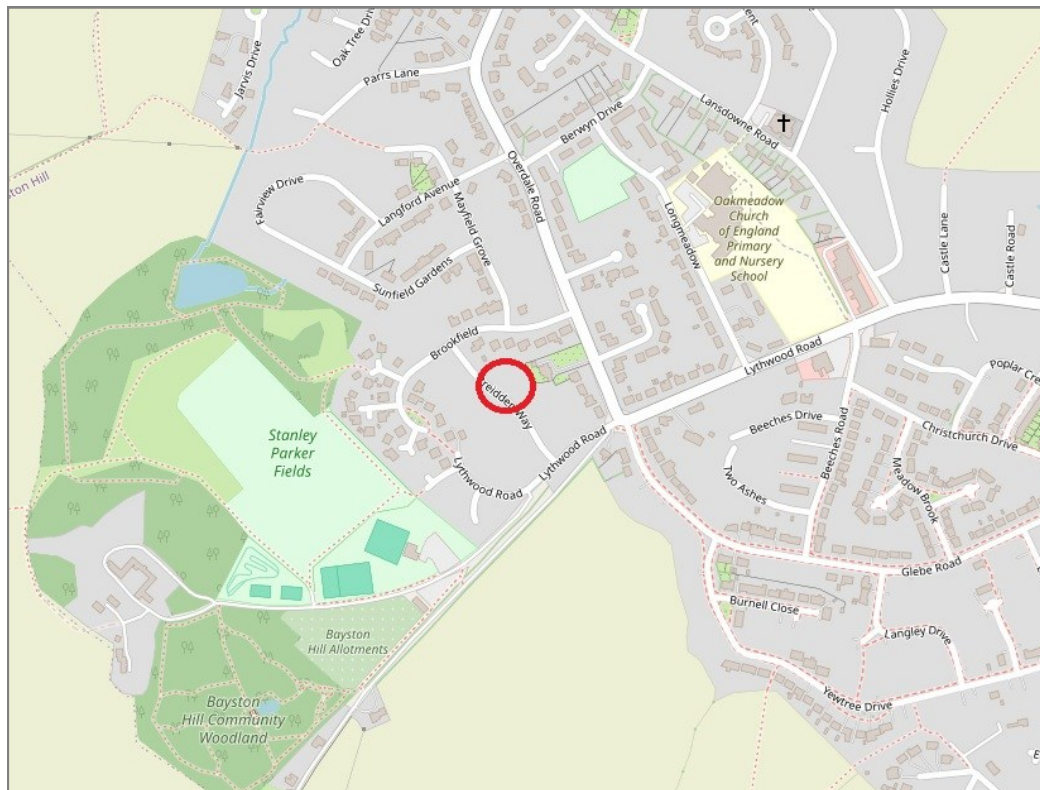
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

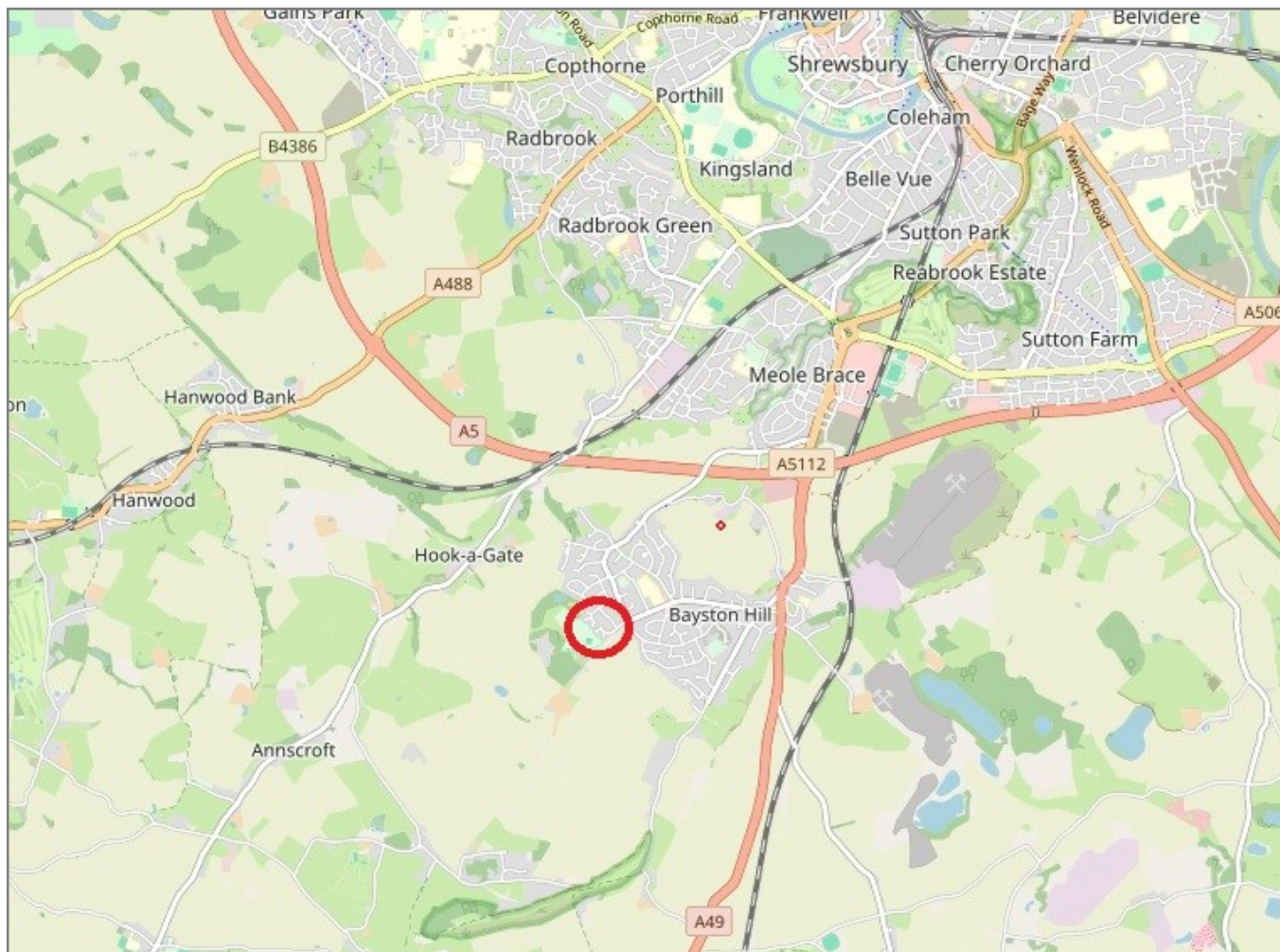
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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