

4 Hollies Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0NN

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**Offers In The Region Of £320,000**

Viewing: strictly by appointment through the agent

Offered for sale with no upward chain, this deceptively spacious and beautifully presented two double bedroom detached bungalow provides well-proportioned accommodation throughout, ideal for a range of buyers.

Occupying a pleasant and convenient position, the property is within easy reach of the excellent amenities available in Bayston Hill, including a Spa convenience store, doctors' surgery, public house, and a variety of takeaway options. There is also superb access to Meole Brace Retail Park, Shrewsbury town centre, and the local bypass, making this an ideal location for both convenience and connectivity.

A fantastic opportunity not to be missed - early viewing is highly recommended by the selling agent.

The accommodation briefly comprises, the following: Storm porch, entrance hallway, lounge, attractive kitchen / diner, glazed lean-to, two double bedrooms both with fitted wardrobes, re-fitted shower room, front and rear enclosed gardens, brick paved driveway, garage, uPVC double glazing and gas fired central heating. NO UPWARD CHAIN.

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The accommodation in greater detail comprises:

#### Storm porch

With double glazed entrance door with double glazed window to side gives access to:

#### Entrance hallway

Having radiator, loft access, coving to ceiling, wall-mounted thermostat control unit. Door from entrance hallway gives access to:

#### Lounge

16'0 x 10'9

Having double glazed window to front, contemporary wall-mounted coal effect electric fire, radiator, coving and recessed spotlights to ceiling. Door from lounge and door from entrance hallway gives access to:

#### Kitchen / diner

15'11 x 10'10

Comprises: Eye level and base units with built-in cupboards and drawers, glass display cabinets, a range of fitted worktops with inset sink drainer unit with mixer tap over, free-standing oven, integrated microwave, fridge freezer, tiled splash surrounds, tiled floor, linen storage cupboards, radiator, double glazed window to front, glazed window to side. Wooden framed glazed door from kitchen / diner gives access to:

#### Lean -to

10'10 x 5'9

Having tiled floor. Wooden framed glazed door giving access to the front and uPVC double glazed door giving access to the rear gardens, sealed unit double glazed windows, shelved storage cupboard.

From entrance hallway, doors then give access to two double bedrooms and re-fitted shower room.

#### Bedroom one

10'1 x 10'9

Having fitted double wardrobe, double glazed sliding patio giving access to the rear gardens, radiator.

#### Bedroom two

10'9 x 10'2

Having fitted double wardrobe, double glazed window to the rear, radiator.

#### Re-fitted shower room

Having a corner tiled shower cubicle, wash hand basin set to a vanity unit with storage cupboards below and mixer tap over, tiled to walls, tiled floor, LED spotlights to ceiling, heated chrome style towel rail, double glazed window to side.

#### Outside

To the front of the property there is neatly kept lawned gardens with well-stocked borders, low rise brick walling, brick paved patio / pathway gives access to the bungalows front entrance door and lean-to of property. Brick paved driveway offers ample off street parking which then leads to a garage:

#### Garage

17'1 x 9'8

Having an up and over door, two glazed windows, pedestrian service door to the side.

Gated side access then leads to the property's rear gardens, which comprises: Paved patio, paved sun terraced, timber garden shed, glazed greenhouse, a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### Council Tax Band C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our

in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

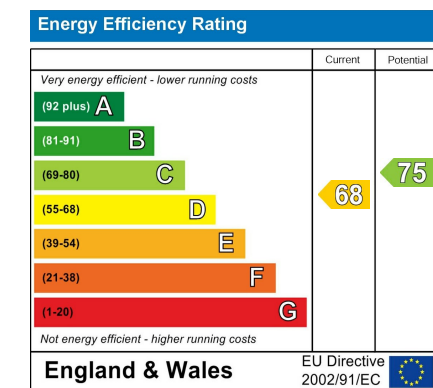
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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#### Disclaimer

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



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