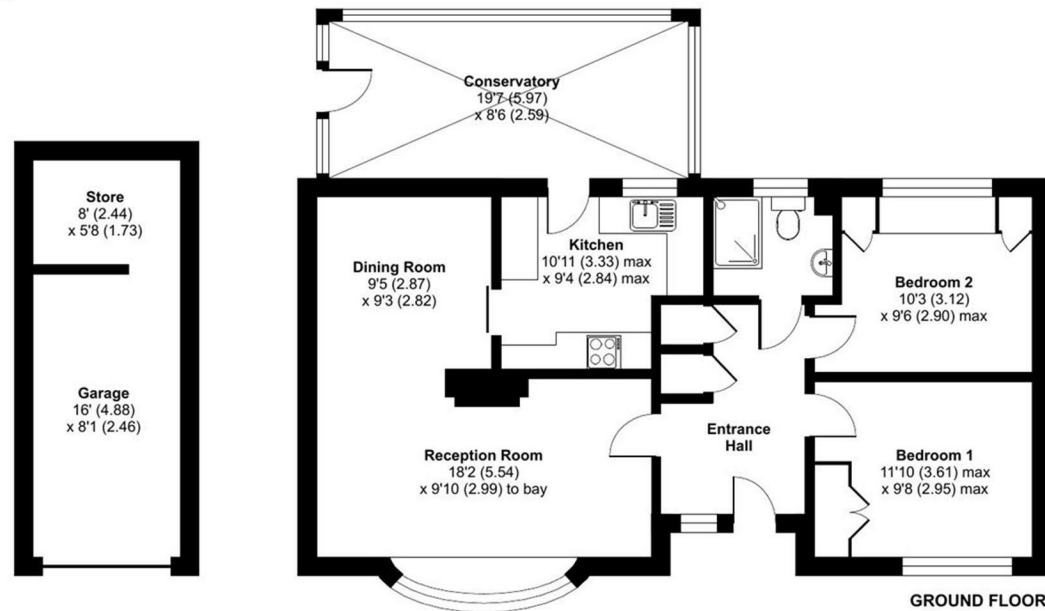


FOR SALE



3 Grove Lane, Bayston Hill, Shrewsbury, SY3 0HJ

Approximate Area = 937 sq ft / 87 sq m
Garage = 172 sq ft / 16 sq m
Total = 1109 sq ft / 103 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1325548



FOR SALE

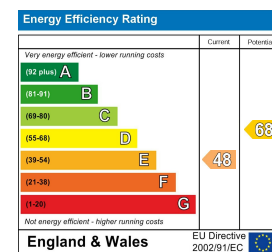
Offers in the region of £345,000

3 Grove Lane, Bayston Hill, Shrewsbury, SY3 0HJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well maintained bungalow located on a highly desirable road, offering well proportioned accommodation and delightful rear gardens.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 3.5 miles, Telford 16.3 miles. All mileages are approximate.



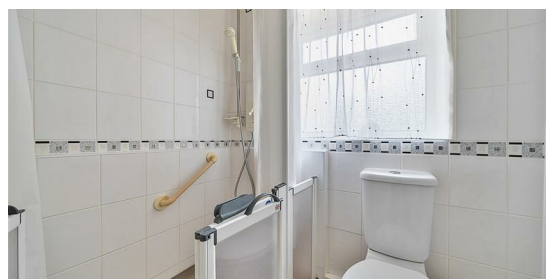
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Large L shaped sitting/dining room
- Conservatory with views of the rear gardens
- 2 bedrooms
- Large frontage with plenty of space for parking and a garage
- Beautifully maintained mature rear gardens
- NO ONWARD CHAIN

DIRECTIONS

Whatthreeords - ///tooth.nation.seated

From Shrewsbury town centre proceed to the Meole Brace Island, continue along Hereford Road and up to the main roundabout junction with the A5 bypass. Proceed straight across onto the A49 heading for Bayston Hill. Continue into the village and after a short distance take the first right turn into Lyth Hill Road. After about 0.5 mile turn right into Grove Lane, proceed along and the property will be found on the right hand side.

SITUATION

The property is located in a most popular and established area of Bayston Hill in a quiet no-through road. Bayston Hill provides a good range of village amenities including a selection of shops, schools, veterinary and medical facilities, pubs and a bus service. There is convenient access to the main A5 linking through to the M54 motorway and onto Telford and the M6. It is well placed and within easy reach of the county town of Shrewsbury with its many fashionable bars, restaurants, boutique shops, Theatre Severn, railway station and the ever popular Quarry Park and Dingle Gardens.

DESCRIPTION

3 Grove Lane is a 2 bedroom bungalow that has been well maintained and provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions. The property benefits from double glazing and briefly comprises: a spacious hallway, L shaped sitting room/dining room, kitchen, two bedrooms, conservatory and bathroom. A driveway to the front provides parking and access to the single garage which has a workshop to the rear. Enclosed rear garden with patio and terrace. The property has huge potential to be updated internally. NO ONWARD CHAIN.

ACCOMMODATION

Entrance porch leading through to:-

L SHAPED LIVING/DINING ROOM

An incredibly well proportioned main reception room with feature fireplace, electric insert and dual aspect windows. Leads onto the the:-

KITCHEN

A range of wall and floor units, space for dishwasher and washing machine, cooker with gas hob and oven below. Door leading to the conservatory.

CONSERVATORY

With pleasant aspect over rear gardens.

SHOWER ROOM

With low level WC, pedestal wash hand basin and shower cubicle with electric shower.

BEDROOM ONE

Overlooking the front of the house with built in wardrobe.

BEDROOM TWO

Over looking the rear gardens with built in wardrobe and units.

OUTSIDE

The property is set back from the road by an established hedge and approached over a driveway providing parking for several vehicles and serving the garage with a pathway extending to the formal reception area.

THE GARDENS

To the rear there is a particularly attractive and good sized garden with patio, neatly kept lawns intersected by a variety of specimen trees and shrubs. The whole plot providing an attractive setting for the residence and enclosed on all sides.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.