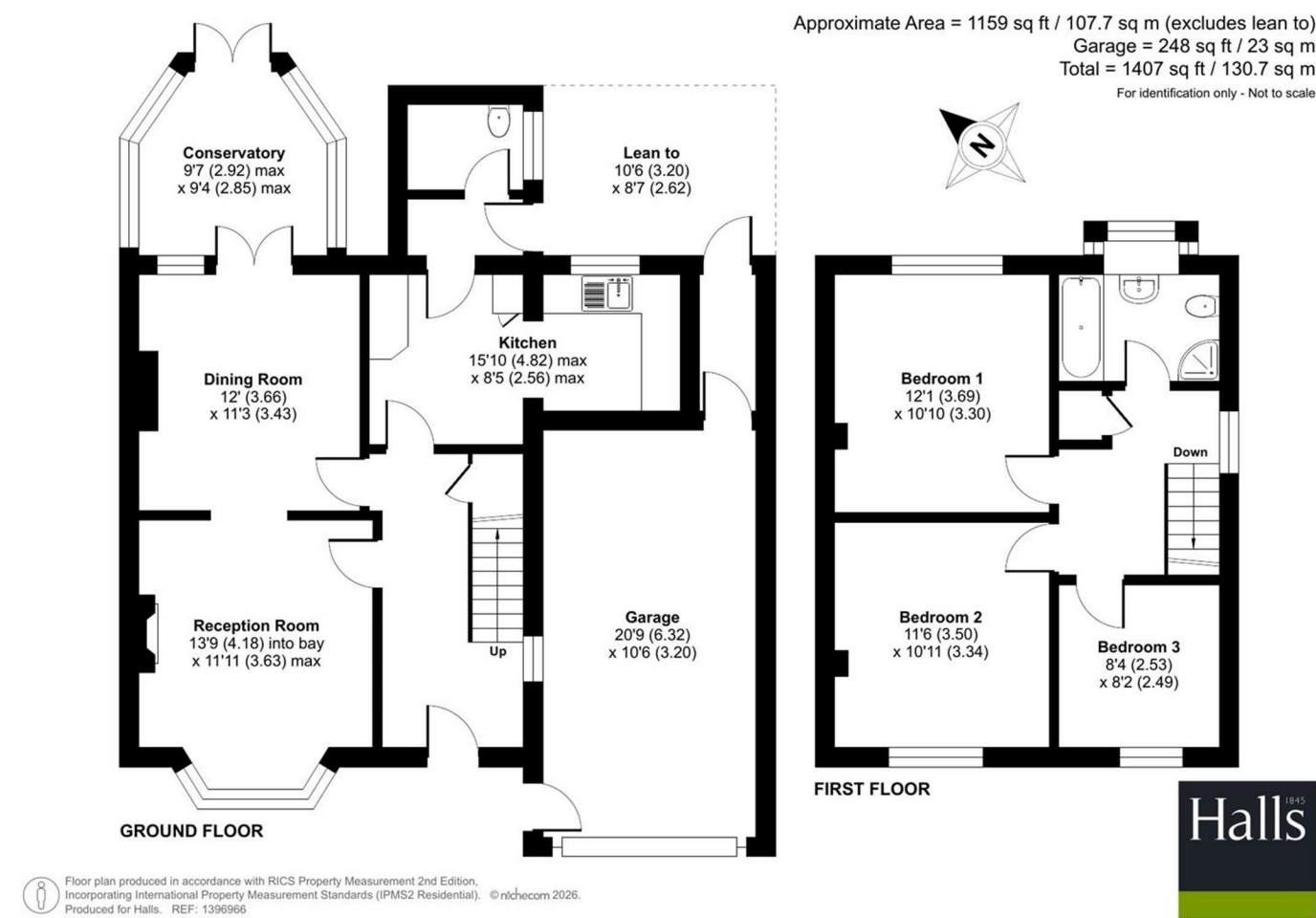


FOR SALE

22 Mayfield Grove, Bayston Hill, Shrewsbury, SY3 0JY



FOR SALE

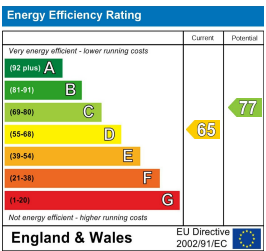
Offers in the region of £280,000

22 Mayfield Grove, Bayston Hill, Shrewsbury, SY3 0JY

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 particularly spacious mature semi detached house, offering a great living environment with excellent scope for improvement, set with garaging and good size gardens in this popular village.



01743 236444

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



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MILEAGES: Shrewsbury 3.9 miles, Telford 16.8 miles. All mileages are approximate.


2 Reception
Room/s


3 Bedroom/s


1 Bath/Shower
Room/s





- Most desirable location
- Spacious rooms
- Requiring modernisation
- Driveway parking and garaging
- Generous gardens
- NO ONWARD CHAIN

DIRECTIONS
From Meole Brace roundabout proceed along the Hereford road to the next roundabout by Sainsburys supermarket, continue straight over staying in the right hand lane. After a short distance take the next right turn into Pulley Lane and continue along through the speed control humps proceeding up the small bank. Continue straight ahead onto Overdale Road. Take the 4th turning right onto Brookfield and then the first right onto Mayfield Grove where the property will be seen.

SITUATION
The property is most conveniently situated in Bayston Hill and is within walking distance of a useful range of shops and facilities including schools and a bus service. Meole Brace Retail Park is easily accessible, providing a varied range of retail outlets including Sainsburys supermarket and Marks and Spencer. The town centre itself has a fashionable range of leisure and social facilities including restaurants and bars. Commuters will be pleased to note that the A5 links to the M54 motorway and the national motorway network, whilst there is a rail service available in the town centre.

DESCRIPTION
22 Mayfield Grove is a particularly spacious and mature semi-detached home, offering rooms of pleasing proportions and excellent potential for modernisation.

A generous reception hall provides access to two traditional reception rooms. The living room features a bay window and an attractive fireplace, while the dining room opens into a conservatory that enjoys views over the rear garden. The ground floor is completed by a fitted kitchen and a convenient guest WC.

To the first floor are three well-proportioned bedrooms, all served by a bathroom fitted with a white suite and a separate shower enclosure.

The property would benefit from a comprehensive scheme of modernisation throughout, offering an exciting opportunity to personalise and enhance this desirable home.

Outside, the property is approached via a gated entrance leading onto a patterned concrete driveway providing ample off-road parking and access to a large attached garage with an electric remote-controlled door. The gardens are of a good size and are predominantly positioned to the rear, currently laid to flowing lawns, flagged patio areas and sections of concrete, again offering fantastic potential for landscaping or further improvement.

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 'C' on the Shropshire Council Register.

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