



Helping *you* move



## 2 Fox Close, Bayston Hill

This attractive Two bedroom semi-detached home is considered ideal for First Time Buyers, situated on the edge of a popular village ideally placed for commuters with ease of access to the A5/M54 motorway.

Offers in the Region of

**£215,000**

# 2 Fox Close, Bayston Hill, Shrewsbury, SY3 0DS

## Overview

- Semi Detached House
- Nicely Presented throughout
- Open Plan Living/Dining/Kitchen
- WC
- Two Double Bedrooms
- Bathroom
- Rear Garden
- Allocated Parking Space
- Gas CH, Double Glazing
- EPC C, Council Tax B



## Location

Situated in the popular residential locality of Bayston Hill, the property is served by a range of local shops, Public House and Oakmeadow Church of England Primary School; there are several secondary schools within the Shrewsbury area. The Town itself is approximately 2.5 miles distant and offers an excellent range of shopping and leisure amenities.

## Brief Description

The ground floor consists of an open-plan living, dining and kitchen area—a bright through-room with natural light from both the front and rear. The lounge and dining space features double French doors leading out to the garden. A peninsular breakfast bar subtly divides the room from the kitchen, which is fitted with a modern range of shaker-style units. The kitchen includes a single drainer sink with mixer tap set into a base unit, further cupboards and drawers with work surfaces, space for appliances, an inset four-ring hob with extractor hood, and an oven beneath.

A cloakroom sits on the ground floor, fitted with a WC and wash hand basin.



Stairs rise to the first-floor landing. The main bedroom enjoys two rear-facing windows and a built-in wardrobe, while the second bedroom—also a generous double—has two front-facing windows and a built-in wardrobe.

The bathroom is fitted with a contemporary suite comprising a P-shaped panelled bath with mixer shower over, a wash hand basin and WC set into a vanity unit with storage, complementary tiling and a side-facing window.

Outside, the rear garden has an attractive patio seating area, fully enclosed with fencing and includes gated pedestrian access to the side. There is an allocated parking space located in the courtyard to the side.



#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

Shropshire County Council, Shirehall, Shrewsbury. Council Tax Band B

#### SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Dobbies roundabout proceed along the Hereford Road (A49) and after the Three Fishes take the second right into Lyth Hill Road, where Fox Close can be immediately opposite on the right hand side.

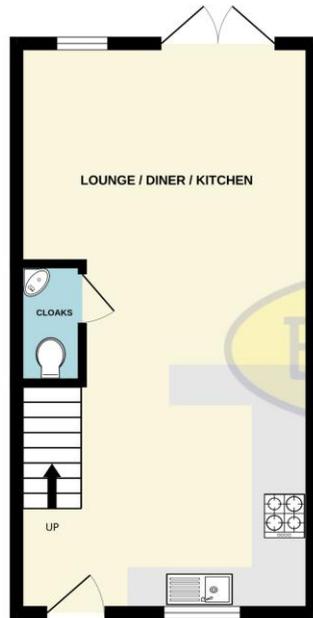
#### METHOD OF SALE

For Sale by Private Treaty.

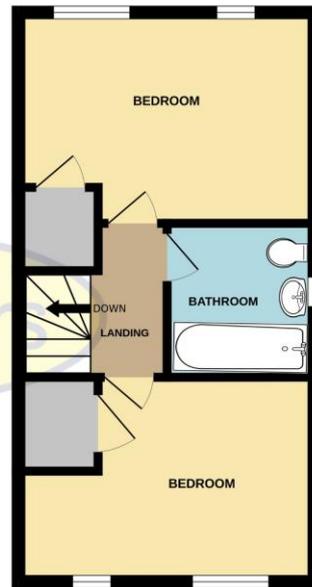
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**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.  
Made with Metropix ©2025

All measurements quoted are approximate:

**LOUNGE / DINING / KITCHEN 24' 11" x 12' 11" (7.59m x 3.94m) max.**

**CLOAKROOM 5' 3" x 2' 10" (1.6m x 0.86m)**

**BEDROOM ONE 12' 11" x 9' 3" (3.94m x 2.82m) max.**

**BEDROOM TWO 12' 11" x 8' 1" (3.94m x 2.46m) max.**

**BATHROOM 6' 9" x 6' 6" (2.06m x 1.98m)**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

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1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.