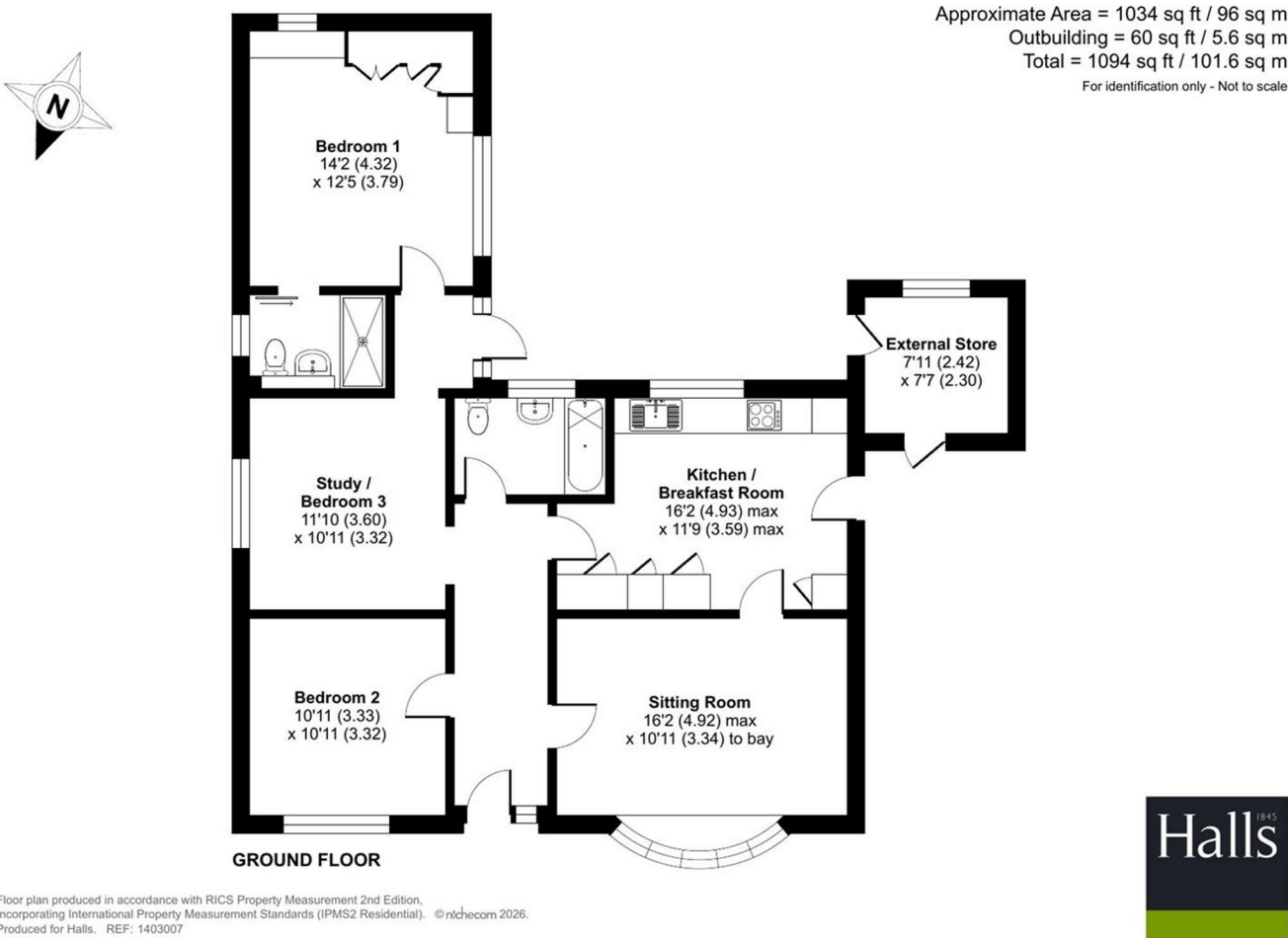


FOR SALE

9 Poplar Crescent, Bayston Hill, Shrewsbury, SY3 0QB



FOR SALE

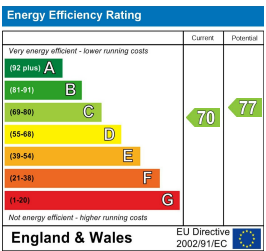
Offers in the region of £295,000

9 Poplar Crescent, Bayston Hill, Shrewsbury, SY3 0QB

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 and spacious detached bungalow, occupying a lovely quiet position with attractive south facing 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 3.5 miles, Telford 15.3 miles. All mileages are approximate.


1 Reception Room/s


3 Bedroom/s


2 Bath/Shower Room/s





- Potential for updating
- 2-3 bedrooms depending on how you wish to configure
- Private driveway
- Gardens to the front and rear
- Corner plot
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre proceed along Belle Vue Road to the Hereford roundabout, proceed onto Hereford Road, past the retail park and at the main A49 roundabout head straight across (signposted Leominster). When entering Bayston Hill turn right onto Lyth Hill Road and take the second right onto Lythwood Road. Follow this road and take the first left turn into Glebe Road and then the first Right into Christchurch Drive. After a short distance take the 3rd right into Poplar Crescent and the property will be found on the left hand side.

SITUATION
The property is most conveniently and attractively situated, being within walking distance of a number of shops and amenities which include schools and a bus service. Shrewsbury town centre is readily accessible with Meole Brace Retail Park offering a varied range of outlets including Sainsburys supermarket. The town centre has a fashionable range of leisure facilities including restaurants. Commuters will be pleased to note that the A5 links to the M54 motorway and onto the national motorway network whilst a rail service is available in the town centre.

DESCRIPTION
9 Poplar Crescent is a well maintained and extended spacious detached bungalow occupying a lovely quiet position with attractively landscaped gardens in this popular village, a short walk from an excellent range of amenities. This bungalow 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, a good size sitting room with window overlooking the front gardens and drive, kitchen/breakfast, two or three bedrooms depending on the configuration. The third bedroom is currently an open study but could quite easily be made into a 3rd bedroom with a partition wall. The principal bedroom has a wet room with a family bathroom servicing the other bedrooms. The property has huge potential to be updated internally.

OUTSIDE
There is a pathway leading to front of property with adjoining good sized lawned front and side gardens. To the rear is a lovely private attractively landscaped south-facing rear garden laid to lawn, large paved terraces, specimen trees, flowers, shrubbery beds. There is a private driveway leading to the carport. To the rear of the property there is a lean-to garden room and a useful brick-built store to the side.

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 £36 (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, drainage and gas 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.

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