



11 Poolside, Bayston Hill, Shrewsbury, Shropshire, SY3 0JW

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Offers In The Region Of £245,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious, improved and well proportioned two bedroom semi detached bungalow. The property occupies a pleasing end of cul-de-sac position and generous size plot. Bayston Hill is a popular residential location serviced by excellent amenities and is well placed for easy access to the Meole Brace retail park, Shrewsbury town centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, UPVC double glazed conservatory, refitted kitchen with built-in appliances, two bedrooms, refitted bathroom, low maintenance front garden, generous size rear enclosed gardens, good size driveway, detached sectional garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having loft access, coving to ceiling, radiator, wall mounted digital heating control panel.

Door from entrance hallway gives access to:

Lounge/diner

16'1 x 11'0

Having radiator, coal effect gas fire set to a marble style hearth with matching fire surround, coving to ceiling.

Double glazed sliding door from lounge/diner gives access to:

UPVC double glazed conservatory

12'2 x 7'5

Having UPVC double glazed window, polycarbonated roof, UPVC double glazed sliding door giving access to rear gardens, tiled floor.

Door from lounge/diner gives access to:

Refitted kitchen

8'10 x 7'4

Having eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, oven, four ring gas hob, concealed cooker canopy over, fitted Granite worktops, PVC door giving access to side of property/driveway, UPVC double glazed window to rear, tiled splash surrounds, tiled floor.

From entrance hallway doors then give access to:
Two bedrooms and refitted bathroom.

Bedroom one

11'6 x 9'0 excluding wardrobe recess

Having UPVC double glazed window to front, radiator, fitted wardrobe, coving to ceiling.

Bedroom two

8'11 x 6'3 excluding wardrobe recess

Having fitted wardrobe with shelved area to side, UPVC double glazed window to front, radiator, coving to ceiling.

Refitted bathroom

Having a three piece white suite comprising: P shaped jacuzzi style bath with wall mounted electric shower and glazed shower screen to side, low flush WC, wash hand basin set to vanity unit, tiled to wall, tiled to floor, UPVC double glazed window to side.

Outside

The property occupies a pleasing end of cul-de-sac position. The front there are low maintenance stoned gardens. To the side of this there is a generous part brick edged driveway providing ample off street parking for a number of vehicles which gives access to:

Detached sectional garage

Having up and over door. In between the bungalow and garage access is then given to a:

Generous size rear gardens

Having paved patio, paved sun terrace, timber garden shed, lawn gardens, well stocked borders containing a variety of shrubs, plants and bushes, outside lighting point. The rear gardens are enclosed.

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

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.

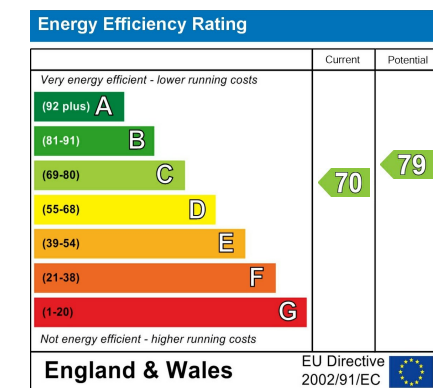
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

