



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Situated in the highly sought-after residential village of Bayston Hill, this attractive, extended and significantly improved four-bedroom detached family home occupies a generous plot and is sure to appeal to a wide range of buyers. The property enjoys a convenient location close to an excellent range of local amenities, including a convenience store, public house, and well-regarded schooling. Bayston Hill also provides easy access to Meole Brace Retail Park, the local bypass connecting to the M54 motorway network, and Shrewsbury town centre.. Offering spacious and versatile accommodation, this impressive family home combines modern living with a desirable village setting. Early viewing is strongly recommended by the selling agent to fully appreciate the accommodation, plot size, and excellent location on offer.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, bay fronted lounge, separate dining room, UPVC double glazed conservatory, extended re-fitted kitchen / diner / family room, cloak room, first floor landing, four bedrooms, two bathrooms, brick paved driveway providing ample off-street parking for a number of vehicles, good size single garage, large Southernly facing rear enclosed gardens, highly popular residential location and viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with original leaded stained glazed entrance door with matching windows to side gives access to:

Entrance hallway

Having tiled floor, under stairs recess, radiator and under stairs storage cupboard. Door from entrance hallway gives access to:

Bay fronted lounge

14'1 x 11'5

Having walk-in UPVC double glazed bay window to front, coving to ceiling, radiator, log effect Dimplex electric stove set to a slate style hearth with decorative fire surround and two wall light points.

Door from entrance hallway gives access to:

Dining room

11'7 x 9'11

Having radiator, coving to ceiling and fitted store cupboard with display shelving above. Wooden framed glazed bi-folding door from dining room gives access to:

UPVC double glazed conservatory

13'3 x 13'1

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors giving access to rear of gardens, polycarbonate roof, and radiator.

Door from entrance hallway gives access to:

Extended re-fitted kitchen / diner / family room

19'0 x 15'6

Comprises: A range of attractive replaced eye level and base units with built-in cupboards and drawers, integrated fridge / freezer, double oven, four ring gas hob with stainless steel cooker canopy over, integrated dishwasher, fitted granite worktops with inset 1 1/2 stainless steel sink drainer unit and mixer tap over, plate rack, UPVC double glazed window to rear, two Velux roof windows, radiator, recess spotlights to ceiling, tiled floor, UPVC double glazed door giving access to side of property and service door to garage. Door from kitchen / diner / family room gives access to:

Cloakroom

Having low flush wc, tiled floor, radiator, UPVC double glazed window to rear, wall mounted extractor fan and wash hand basin.

From entrance hallway stairs rise to:

First floor landing

Having loft access. Doors from first floor landing then give access to four bedrooms and two bathrooms.

Bedroom one

11'1 x 10'11

Having UPVC double glazed window to front, radiator and large built-in mirror fronted double wardrobe.

Bedroom two

12'1 x 11'5

Having UPVC double glazed window with pleasing aspect to front, radiator and picture rail.

Bedroom three

11'5 x 9'11

Having UPVC double glazed window to rear, picture rail, radiator, period style fireplace and fitted wardrobe / shelved storage cupboard.

Bedroom four

8'2 x 7'0

Having UPVC double glazed window to rear and radiator.

Bathroom one

Having a re-fitted suite comprising: Panel bath, corner tiled shower cubicle, low flush wc with hidden cistern, wash hand basin set to vanit unit, storage cupboard / storage cupboards below, tiled floor, wall mounted extractor fan, UPVC double glazed window to rear, heated chrome style towel rail, recess spotlights to ceiling and fully tiled to walls.

Bathroom two

Comprises: A three piece suite: Having panel bath, wall mounted electric shower, low flush, wc, pedestal wash hand basin, radiator, wood effect flooring, linen store cupboard, UPVC double glazed window to front, radiator and fully tiled to walls.

Outside

To the front of the property there is a generous brick paved driveway with small stone sections to side the driveway provides ample off-street parking for a number of vehicles. From the driveway access is given to:

Garage

16'11 x 11'2

This generous size single garage comprises: Electrically operated roller garage door to front, UPVC double glazed door giving access to side of property, wall mounted gas fired central heating boiler, fitted power and light.

Side access to the property then leads to:

Well maintained large rear gardens

Which comprise: Indian sandstone paved patio, lawned gardens, raised beds, low maintenance stone section, timber garden shed, summer house, lawned gardens and the rear gardens are closed and offer a Southernly facing aspect.

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.

COUNICL 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 disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

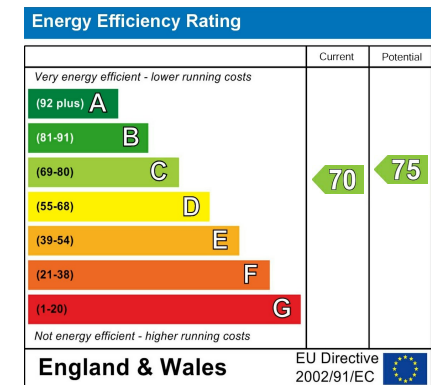
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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

