



SAMUEL WOOD

42 Hollies Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0NW

Asking Price £525,000



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Bayston Hill, Shrewsbury, Shropshire, SY3 0NW



- Beautifully Presented Family Home
- Four Well Proportioned Bedrooms
- Open Plan Kitchen Living Dining Space with Bifold Doors
- Panoramic Views Over Shrewsbury
- Detached Garage & Driveway With EV Charging Point
- Extended & Renovated Throughout
- Two Contemporary Bathrooms, Utility Room
- Meticulously Landscaped Gardens
- High Specification Outdoor Office
- Gas Central Heating - EPC Rating D

Mannleys Samuel Wood are delighted to present this beautifully renovated and extended four-bedroom detached residence, offering an exceptional blend of contemporary style, thoughtful design and modern-day convenience. The well-proportioned accommodation has been carefully designed to suit a variety of lifestyles, complemented by landscaped gardens enjoying panoramic rural views across Shrewsbury. Further benefits include a private driveway, detached garage, EV charging point and a newly constructed outdoor office, ideal for those working from home. Situated in the popular village of Bayston Hill, with local amenities close by and convenient access to Shrewsbury, this outstanding home presents an enviable opportunity to enjoy modern living in an attractive setting.

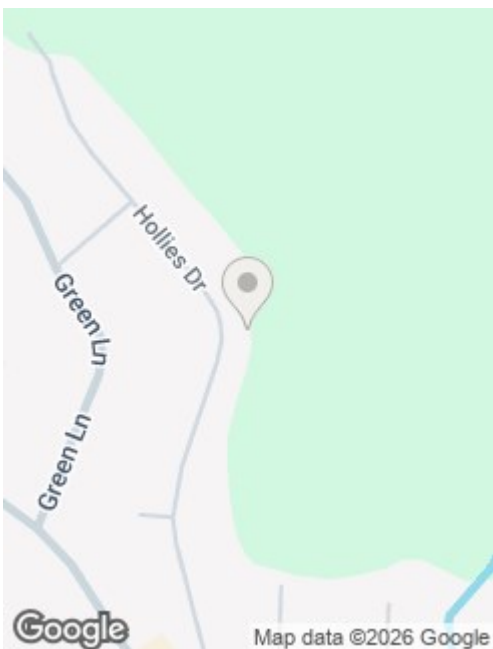
The ground floor welcomes you with an inviting entrance hallway, providing access to two well-proportioned bedrooms, a contemporary family bathroom and a practical utility room. The heart of the home is the impressive open-plan living, dining and kitchen area, beautifully designed in a distinctive U-shaped layout. The stylish kitchen boasts granite worktops, integrated appliances and a Range Master cooker, while two skylights flood the dining area with natural light. The living space is further enhanced by double bi-fold doors, seamlessly connecting the interior with the outdoors and framing the exquisite panoramic rural views across Shrewsbury and towards The Wrekin.

The first floor continues the home's impressive accommodation, offering two additional generously sized double bedrooms, both benefiting from ample storage space. A high-specification shower room completes this level, finished with contemporary tiling to create a sleek and sophisticated feel. Every detail has been carefully considered to complement the quality of the renovation, providing versatile and comfortable accommodation ideal for modern family living, guest bedrooms or those seeking additional space to work from home.

Externally, the property boasts beautifully landscaped gardens designed to make the most of its breathtaking surroundings. A combination of decking, patio and dedicated seating areas provides the perfect setting for outdoor dining, entertaining or simply relaxing while enjoying the far-reaching rural views. A fantastic addition is the newly constructed outdoor office, featuring insulation to the structure and floor, a water catchment system, recessed downlights and provision for air conditioning during the summer months, creating a versatile and comfortable workspace. Further benefits include a detached garage with power supply, an extensive driveway providing parking for up to five vehicles and an electric vehicle charging point. This exceptional outdoor space perfectly complements the home, combining practicality, lifestyle and stunning scenery.







Directions

What3words: ///yards.fade.candy

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 76 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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