



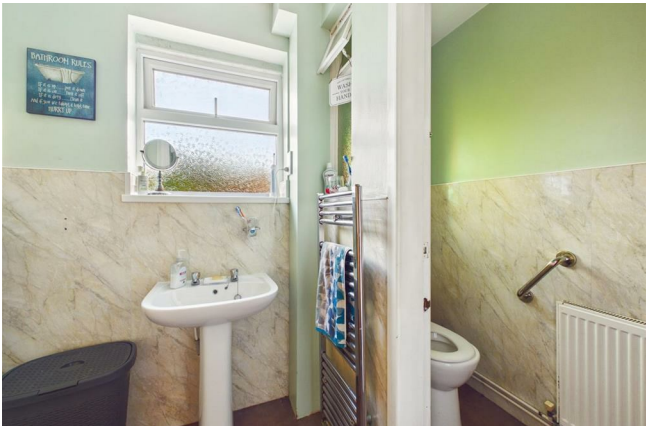


31 Gorse Lane, Bayston Hill, Shrewsbury, SY3 0JL
Offers In The Region Of £450,000

An attractive and substantially extended three-bedroom dormer bungalow, occupying a generous plot of approximately 0.61 acres or thereabouts. The property offers well-proportioned and versatile accommodation, complemented by a refitted kitchen and a wealth of potential for a variety of buyers. The property further benefits from air conditioning and solar panels with a 4kW battery storage system.

Set within a particularly spacious plot, the property enjoys excellent outdoor space and a pleasant semi-rural setting, while remaining conveniently positioned for the amenities of Bayston Hill and easy access to Shrewsbury. Properties of this type and with such a substantial amount of land are rarely available, making this an appealing proposition for those seeking a spacious home with considerable grounds and further potential.





Floor Plan
(not to scale - for identification purposes only)



Bayston Hill is a sought after and desirable village just south of Shrewsbury town. The village has a lovely community feel with amenities including shops with a post office, excellent independent coffee shop, public houses, a good primary school with nursery, regular bus service to town, a dentist, library, vets and a medical centre.

The property is entered via a stable door from the private driveway into the kitchen.

Kitchen

Refitted with base units, worktops with matching upstands incorporating a sink drainer unit and mixer tap, which is a four in one boiling, filter, hot and cold tap. Further range of base units with built in dishwasher, space and plumbing for a washing machine, deep pan draws, Bosch induction hob unit with extractor hood over and glass splashback. Window to front, inset ceiling lights and door into deep storage cupboard.

Hall

Two useful cupboards, doors to bedroom three, shower room and living room.

Living Room

Brick fireplace with multi-fuel burner, stairs to the first floor, radiator, luxury vinyl, archway into the dining room.

Dining Room

Upvc double glazed window, radiator, luxury vinyl flooring.

Family Room

With two sets of sliding patio doors with full length windows to both side, luxury vinyl flooring, radiator.

Bedroom 3

With sliding patio doors to garden, radiator, luxury vinyl flooring.

Shower Room

With walk in shower cubicle, pedestal wash hand basin, and low flush Wc. Upvc double glazed window.

First Floor

Doors to bedrooms one & two and W.C

Bedroom1

Upvc double glazed window, eaves storage cupboards, airing cupboard.

Bedroom 2

Upvc double glazed window, eaves storage cupboards.

Bathroom

Fitted with a modern suite comprising of low-level W.C, wash hand basin and panelled bath. Radiator and velux window.

Outside

Hardstanding driveway leading to the garage with up and over door to the front, side door to garden, two windows, power and lighting.

Gardens

Set within a particularly spacious plot of approximately 0.61 acres or thereabouts. The property enjoys excellent outdoor space and a pleasant semi-rural setting, while remaining conveniently positioned for the amenities of Bayston Hill and easy access to Shrewsbury. Properties of this type and with such a substantial amount of land are rarely available, making this an appealing proposition for those seeking a spacious home with considerable grounds and further potential. The gardens are to the front and rear, the rear garden is a good size with a beautiful patio area leading down onto the lawn garden with mature trees, shrubs and bushes and flower beds. Gate leading to a further woodland garden area.

General Notes

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 1000 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



General Services: Mains gas, water, electric & drainage
Local Authority: Shropshire
Council Tax Band: D
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.