



**Zaza Johnson & Bath**  
Estate Agents

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## **10 Beeches Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PQ**

**£255,000**

Since its purchase in early 2025, this superior 3-bedroom semi-detached house has undergone an extensive plan of refurbishment by the present owners. The property provides: Entrance Hall, Living Room, Newly Refitted Kitchen/Dining Room, 3 Bedrooms, Refitted Shower Room, GCH With A New Boiler, DG, Ample Driveway Parking, Garage, Enclosed Garden With Garden WC. Popular Village Location, Cul-de-sac Position.



## **10 Beeches Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0PQ**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Canopied storm porch, double-glazed entrance door.

### **Entrance Hall**

Double-glazed window to the front, radiator, and built-in understairs storage cupboard.

### **Living Room**

Large double-glazed window to the front, media unit with recess ideal for TV and shelving, radiator.

### **Kitchen/Dining Room**

The Kitchen Area has tiled flooring and was recently fully refitted with contemporary units with wood-effect laminate worktops, inset 1 1/2 bowl sink unit, tiled surround to all work areas., matching island unit incorporating a breakfast bar. Integrated electric oven, microwave, 4-ring induction hob with black glass splash and filter hood above, slim-line dishwasher. Built-in pantry cupboard, radiator and double-glazed window and sliding patio doors lead to rear garden.

### **First Floor Landing**

Double-glazed side window, cupboard housing Worcester gas combination boiler, access to roof space, useful built-in storage cupboard.

### **Bedroom 1**

Radiator, double-glazed window to the front.

### **Bedroom 2**

Radiator, double-glazed window overlooking rear garden.

### **Bedroom 3**

Radiator, double-glazed window to the front.

### **Shower Room**

Recently re-fitted with contemporary 3-piece suite providing large walk-in shower cubicle, wash basin with cupboards beneath, WC, double-glazed window, shaver socket, heated towel rail.

### **Outside - Front**

The property is approached over a wide driveway providing ample parking and access to Garage. The front garden is gravelled with fencing to either side and brick wall with wrought ironwork above.

### **Garage**

Up and over door, power and lighting points, door to Garden. Adjoining the Garage is an outside WC.

### **Rear Garden**

Approached onto a paved patio with lawn beyond, borders containing shrubs, trees and flowers. External power points. Enclosed by close boarded timber fencing.

### **Services**

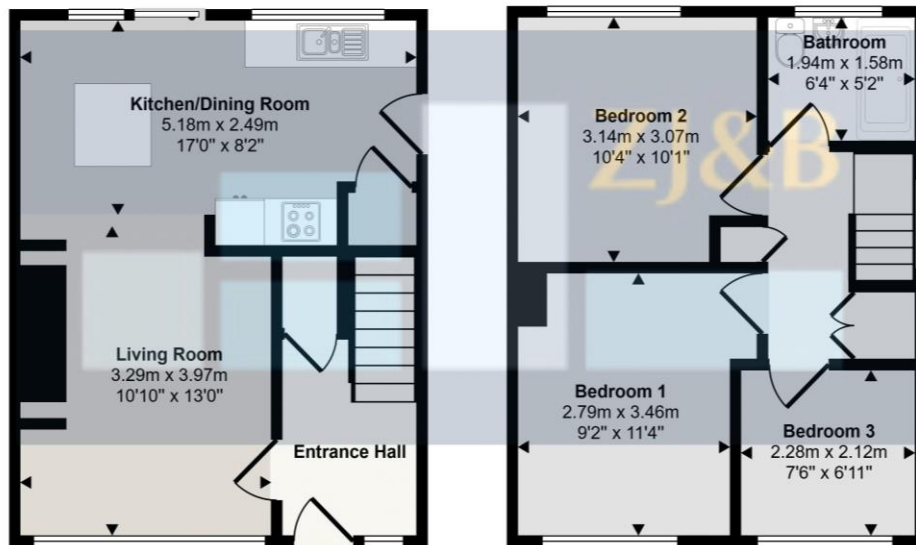
We understand that mains water, drainage, electricity and gas are connected to the property.

### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
70 sq m / 749 sq ft

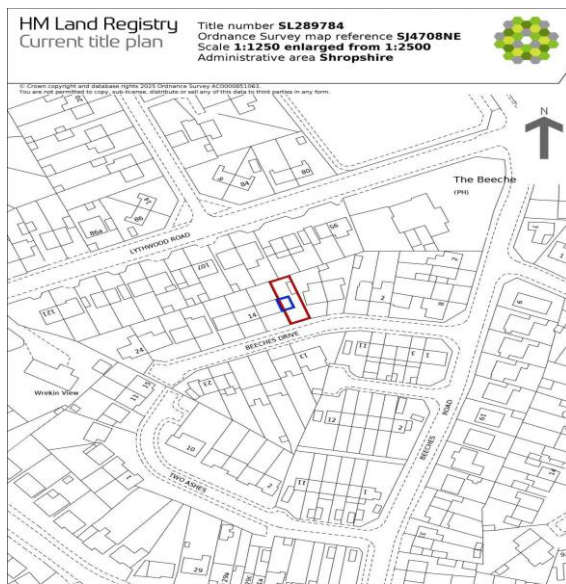


Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



### Energy performance certificate (EPC)

|                                                           |                           |                                                                               |
|-----------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------|
| 10 Beeches Drive<br>Bayston Hill<br>SHREWSBURY<br>SY3 0DQ | Energy rating<br><b>A</b> | Valid until: 28 February 2036<br>Certificate number: 8236-8322-5500-0260-0222 |
|-----------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------|

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 68 square metres    |

### Rules on letting this property

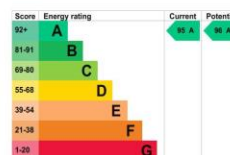
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

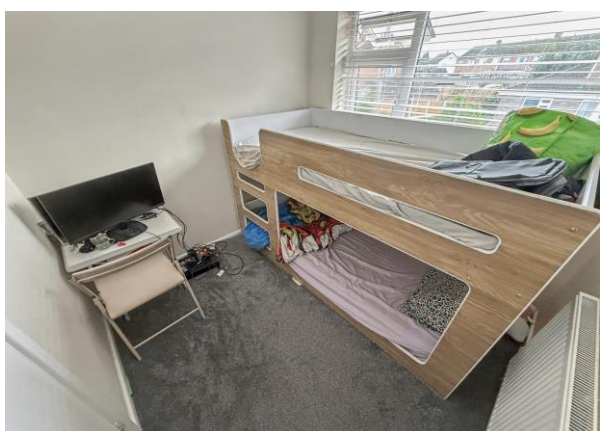
the average energy rating is D  
the average energy score is 60

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This title is dealt with by HM Land Registry, Telford Office.



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**