



13 Yew Tree Drive, Bayston Hill, Shrewsbury, SY3 0PP

3 bedroom semi-detached house—£265,000 Freehold

13 Yew Tree Drive, Bayston Hill, Shrewsbury, SY3 0PP

Coopergreenpooks.co.uk

£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This neatly presented and very well-maintained semi-detached house offers practical and versatile accommodation, quietly situated within a popular residential area, with a private rear garden, driveway parking, and large single garage.

KEY FEATURES

- Entrance hall opening to a good-sized living room with feature fireplace and under stairs storage
- Lovely open plan kitchen/breakfast room with a range of well-fitted units, built in cupboards and space for appliances
- Extended separate dining room with access to the garage and glazed doors onto the garden, offering a versatile space that could also be used as a study, play room, or additional reception room
- On the first floor are two double bedrooms with built-in wardrobes, a further single bedroom, and family bathroom with shower
- uPVC double glazed windows and gas fired central heating via a new combi boiler
- Private rear garden, laid to lawn with a paved terrace and timber garden store
- To the front of the property is a driveway providing parking for two cars, with adjoining gravelled garden
- The large single garage (6.0m x 2.5m) has power, lighting, and potential for conversion or partial conversion if required
- This property has been very well maintained over recent months and benefits from a replacement boiler installed Nov 2025, and new front door and windows where needed, Jun 2026
- A very quiet and convenient location, just a few minutes' walk from a fantastic range of amenities, including the village primary school, medical practice, supermarket, pub, the Lythwood sports complex and nature reserve. The property is also just a 5-minute drive from the Meole Brace retail park and the bypass, and 10 minutes from the town centre
- Sold vacant with no upward chain

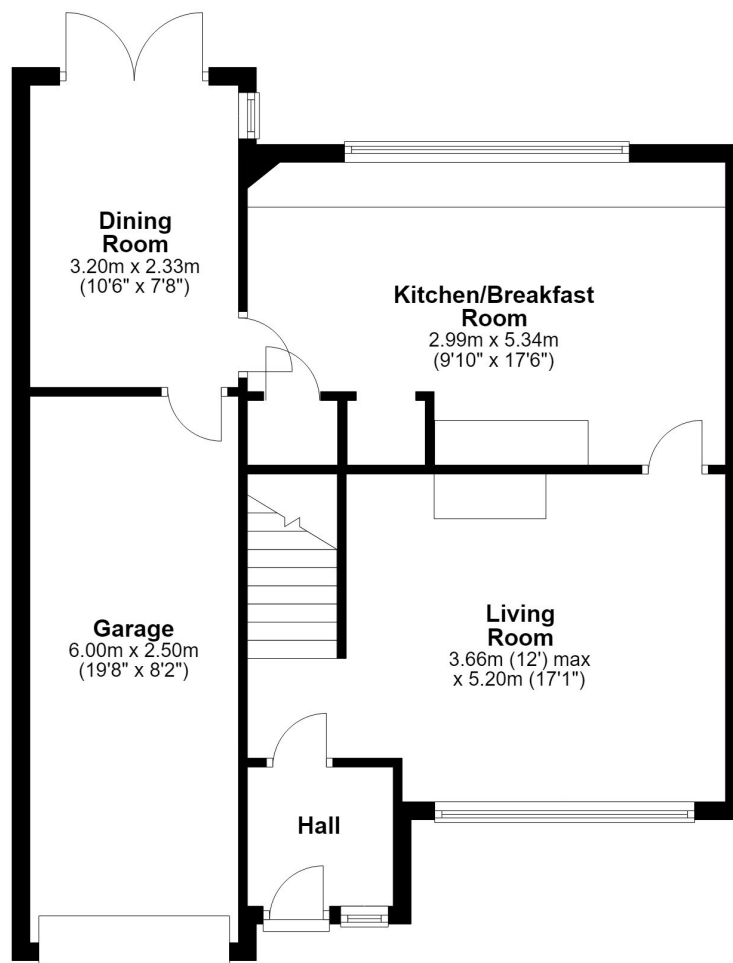


£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

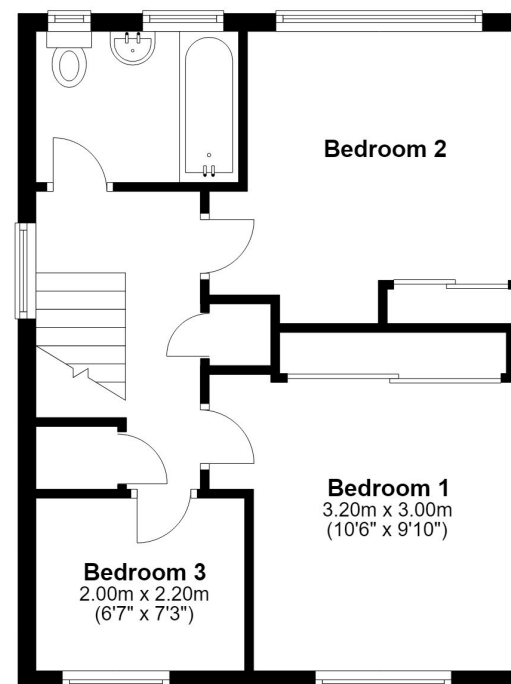
Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 sq. feet)









13 Yew Tree Drive, Bayston Hill, Shrewsbury, SY3 0PP

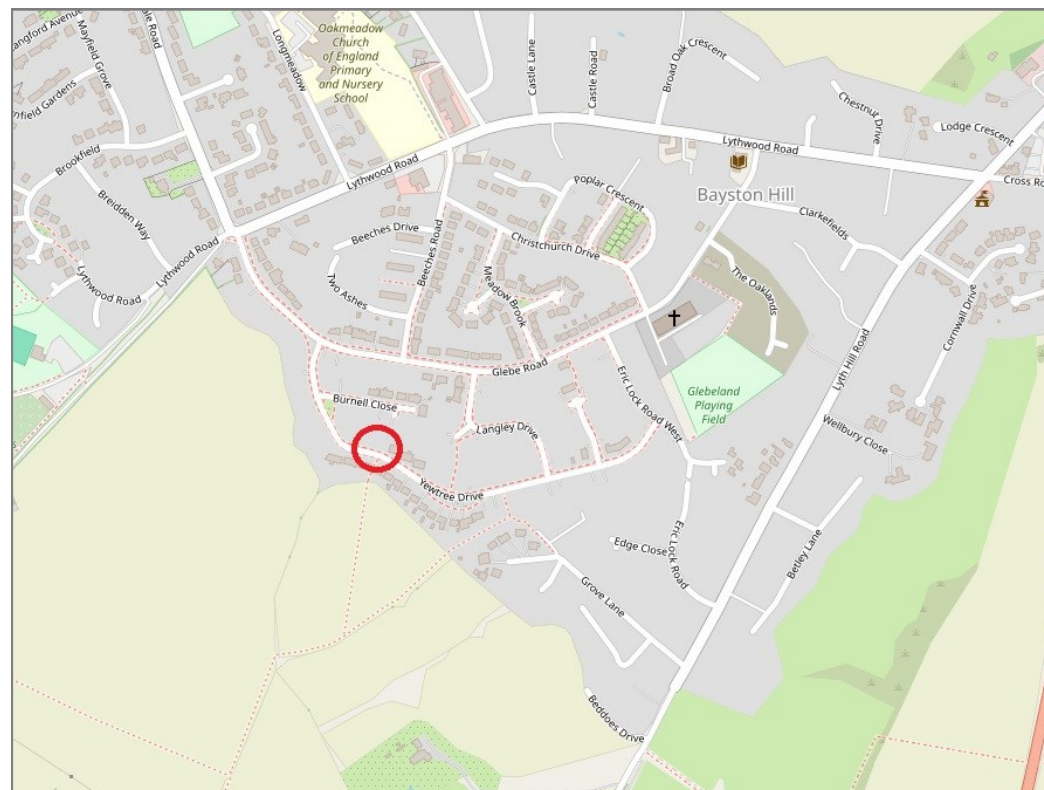
£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	Band C
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

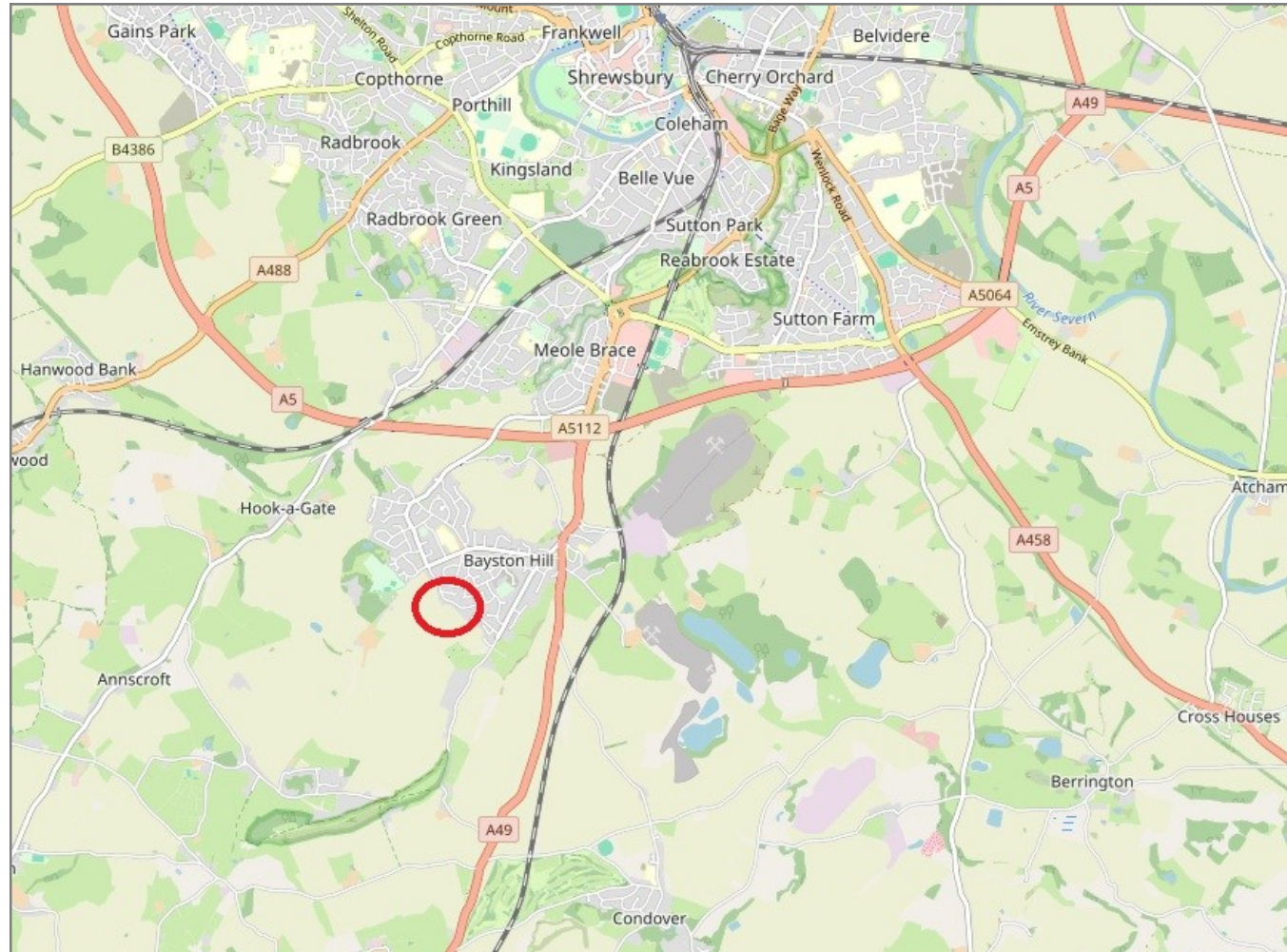
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

13 Yew Tree Drive, Bayston Hill, Shrewsbury, SY3 0PP

Coopergreenpooks.co.uk

£265,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.