35 Mayfield Grove
Bayston Hill Shrewsbury
SY3 0JX

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £307,500

The features

- NO ONWARD CHAIN
- SET IN FABULOUS SIZED GARDEN
- RECEPTION HALL, LOUNGE, UTILITY/BOOT ROOM
- 3 BEDROOMS AND RE-FITTED BATHROOM
- GREAT SCOPE FOR EXTENSION SUBJECT TO NECESSARY CONSENT
- BEAUTIFULLY PRESENTED AND MUCH IMPROVED HOME
- ENVIABLE VILLAGE LOCATION
- LOVELY RE-FITTED LIVING/DINING/KITCHEN
- DRIVEWAY WITH PARKING AND GARAGE
- VIEWING IS ESSENTIAL

***** IMPRESSIVE CONTEMPORARY HOME WITH NO ONWARD CHAIN - FABULOUS GARDEN *****

An excellent opportunity to purchase this beautifully presented 3 bedroom semi detached home which has undergone complete modernisation and improvement - perfect for today's modern lifestyle of a growing family and those looking for a great sized garden.

Offering great scope for extension to the side, without loosing anything off the garden size and being tucked away in a quiet cul de sac location in the heart of this much sought after village on the edge of the Town. Bayston Hill offers excellent local facilities, recreational space, beautiful countryside walks and for commuters ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge, open plan Living/Dining/Kitchen, large Utility/Boot Room, 3 Bedrooms and re-fitted Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking and excellent sized rear garden.

Viewing highly recommended.

Property details

LOCATION
The property occupies an enviable cul de sac location in the heart of this sought after self sufficient village on the Southern edge of Shrewsbury. Bayston Hill offers an excellent range of local amenities including school, shops, supermarket, doctors, library, public house, takeaways and fabulous recreational facilities and countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL
Covered entrance with sealed unit double glazed door opening to Reception Hall with wooden effect floor covering, radiator.

LOUNGE
having window overlooking the front, feature chimney breast with brick reveals and wooden lintel, media point, radiator. Continuation of wooden effect flooring.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN
The hub of the home - having been re-configured and beautifully fitted by the current owners.

The Dining area features double opening French doors leading onto the garden and sun terrace, wooden effect flooring, media point, radiator. Peninsular divide to

The Kitchen which is attractively fitted with range of soft green fronted contemporary units incorporating deep enamel sink with mixer taps set into base cupboard, further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching facia panel. Inset 4 ring hob with extractor hood over, oven and grill beneath and additional storage to either side, recess for fridge/freezer. Complementary tiled surrounds, wooden effect flooring, window overlooking the garden.

LARGE UTILITY/BOOT ROOM
A great versatile space which is fitted with range of base units with work surface over and having space for appliances beneath, wall mounted units, tiled flooring. Windows to the side and rear and doors opening to the front and rear gardens. Personal door to garage.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1
A generous double room with window overlooking the front, feature exposed brick chimney breast, radiator.

BEDROOM 2
Another generous double room with window overlooking the rear, built in storage cupboard, radiator.

BEDROOM 3
with window to the front, built in storage cupboard, radiator.

BATHROOM
Attractively fitted with P-shaped panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail and window to the rear.

OUTSIDE
The property is in a lovely tucked away cul de sac location, approached over driveway with parking for several vehicles and leading to the Garage with up and over door, power and lighting and personal door to the Utility/Boot Room.

The Front Garden is laid to lawn and enclosed with fencing and hedging. Side pedestrian access leads around to the fabulous Rear Garden which wraps itself around the property and is of an excellent size, being laid extensively to lawn with flower and shrub beds and range of specimen and fruit trees. Offering a great level of privacy being well screened by mature hedging and giving scope for extension of accommodation to the property without loosing the space of the plot. Paved sun terrace immediately adjacent to the Kitchen/Dining Room which is ideal for those who love to entertain outdoors.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

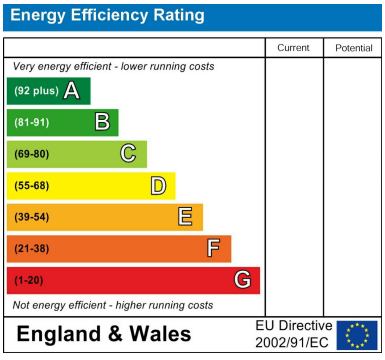
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

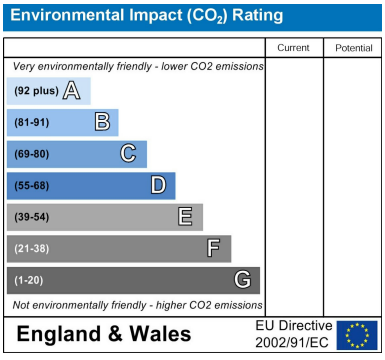
NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

MONKS

35 Mayfield Grove, Bayston Hill, Shrewsbury, SY3 0JX.

3 Bedroom House - Semi-Detached
Offers In The Region Of £307,500





Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01743 361422
Email. info@monks.co.uk
Click. www.monks.co.uk

Shrewsbury office
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.