



30 Christchurch Drive £289,995

Bayston Hill, Shrewsbury, SY3 0PT

**SPENCER
JAKEMAN**

30 Christchurch Drive, Bayston Hill, Shrewsbury, SY3 OPT

- Immaculately present and much improved three bedroom family residence
- Popular sought after locality of Bayston Hill
- Tastefully landscaped rear garden
- Open plan living/dining room
- Three good bedrooms
- Refitted luxury family bathroom
- Garage with access from the property and driveway to front for ample parking
- Contemporary kitchen

A much improved, well positioned three bedroom property, located in the sought after village of Bayston Hill. The house provides exceptional space throughout and includes: Enclosed Porch, open Plan Living/Dining Room, Kitchen, Garage, Three Bedrooms, Family Bathroom, southerly facing rear Garden, double width Driveway, Gas Central Heating, Double Glazing. The property is most conveniently and attractively situated, being within walking distance of a number of shops and amenities which include schools and a bus service. Shrewsbury town centre is readily accessible with Meole Brace Retail Park offering a varied range of outlets including Sainsburys supermarket. The town centre has a fashionable range of leisure facilities including restaurants. Commuters will be pleased to note that the A5 links to the M54 motorway and onto the national motorway network whilst a rail service is available in the town centre.





Location

Bayston Hill offers a perfect blend of village charm and accessibility. With local amenities, schools, and transport links close by, everything you need is within easy reach. Shrewsbury's vibrant and historic town centre is just a short drive away, offering a wider array of shops, restaurants, and cultural attractions. Bayston Hill also features lovely green spaces to explore, such as the beauty spot of Parrs Pool and the nearby Lyth Hill.

Entrance Hallway

Living/Dining Room 26' 7" x 12' 11" (8.10m x 3.93m)

Kitchen 11' 2" x 9' 4" (3.41m x 2.85m)

Stairs rising from hallway to first floor landing

Bedroom One 15' 4" x 10' 8" (4.67m x 3.26m)

Bedroom Two 15' 4" x 10' 5" (4.67m x 3.18m)

Bedroom Three 9' 0" x 6' 7" (2.74m x 2.00m)

Family Bathroom

Garage 16' 11" x 8' 8" (5.15m x 2.63m)

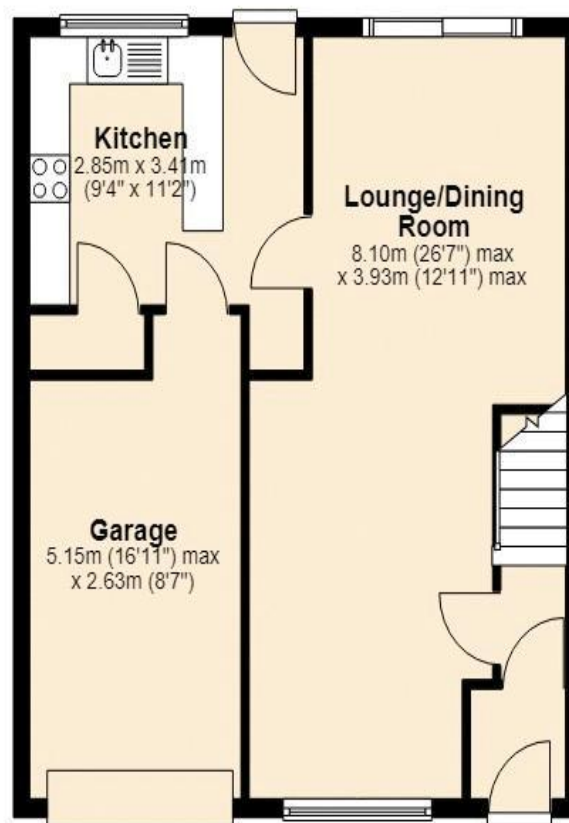






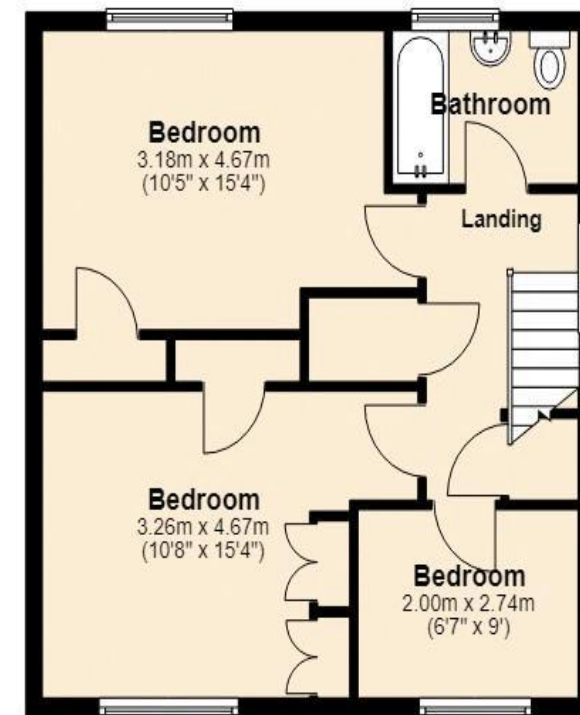
Ground Floor

Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

The floorplans provided are for illustrative purposes only.
All dimensions, layouts, and designs are approximate and may vary
from the final product.

The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations
regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the
developer or construction team prior to purchase.

Images are for visualization purposes only and may not reflect the actual finished product or features.
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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