



22 Fairview Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0LE

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £365,000

Viewing: strictly by appointment
through the agent

Offered for sale with no upward chain, this deceptively spacious, extended, well-maintained and improved three-bedroom detached home, occupying an attractive position, within this highly desirable residential area. Located in Bayston Hill, the property benefits from an excellent range of local amenities including shops, a public house, primary school and doctors surgery and all set against the backdrop of beautiful Shropshire countryside. Further amenities are easily accessible at Meole Brace Retail Park and the Shrewsbury town Centre. Early viewing is strongly recommended.

The accommodation briefly comprises, the following: Entrance hallway, lounge, dining room, modern re-fitted kitchen, rear lobby, shower room, first floor landing having three good size bedrooms, re-fitted bathroom, separate WC, driveway, large carport, detached brick-built garage, front and southerly facing rear enclosed gardens, uPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

uPVC double glazed entrance door, uPVC double glazed window to the side gives access to:

Entrance hallway
Having under stairs storage cupboard, radiator. Door from entrance hallway gives access to:

Lounge

12'10 x 10'10

Having uPVC double glazed window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, radiator. Wooden framed glazed sliding doors from lounge gives access to:

Dining room

10'6 x 9'1

Having uPVC double glazed window to the rear with uPVC double glazed door giving access to the rear gardens, radiator.

Door from entrance hallway gives access to:

Re-fitted kitchen

10'5 x 8'2

Having modern eye level and base units with built-in cupboards and drawers, integrated Neff tilt and slide oven with microwave combination oven above, stainless steel finished Neff four ring gas hob with cooker canopy over, integrated fridge, space for further appliances, fitted work tops with inset ceramic sink drainer unit with mixer tap over, uPVC double glazed window, wood effect flooring, tiled splash surrounds. Wooden framed glazed door from re-fitted kitchen gives access to:

Rear lobby

Having period style tiled floor, uPVC double glazed door which gives access to large carport. From rear lobby part glazed wooden framed door gives access to:

Shower room

Having tiled shower cubicle with shower over, low flush WC, pedestal wash hand basin, non-slip floor covering, uPVC double glazed window to the rear, wall-mounted electric pull-cord heater, wall-mounted heated chrome style towel rail, recessed spot lights to ceiling, shaver point.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, loft access. From first floor landing doors give access to three bedrooms, bathroom and separate WC.

Bedroom one

13'4 x 8'0 excluding wardrobe recess

Having uPVC double glazed window to the front, radiator, a range of fitted wardrobes, shelved storage cupboards and centralised chest of drawers with matching bed side cabinets.

Bedroom two

8'9 x 10'0

Having uPVC double glazed window to the rear, linen store cupboards housing cylinder tank, radiator.

Bedroom three

9'10 x 7'3 max

Having uPVC double glazed window to the front, radiator, fitted storage cupboard / wardrobe.

Re-fitted bathroom

Having paneled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, part tiled to walls, heated chrome style towel rail, mirror fronted bathroom cabinet, pull-cord wall-mounted electric heater, uPVC double glazed window to the rear, heated chrome style towel rail.

Separate WC

Having low flush WC, uPVC double glazed window to the side.

Outside

To the front of the property there is a lawned garden, closed by three sides by mature hedging, inset shrubs, paved pathway gives access to front entrance door. To the front of the property there is a concrete driveway with timber double doors giving access to:

Large carport

38'4 x 8'2 max

Having polycarbonate roof, outside lighting point, cold water tap. From carport access is given to:

Detached brick-built garage

Having up and over door.

In between the house and garage access is given to the property's:

Rear gardens

Having paved patio area, garden pond, stoned sections, lawned gardens, well stocked borders containing a variety of shrubs, pants and bushes. The rear gardens offer a southerly facing aspect and are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band C

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.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

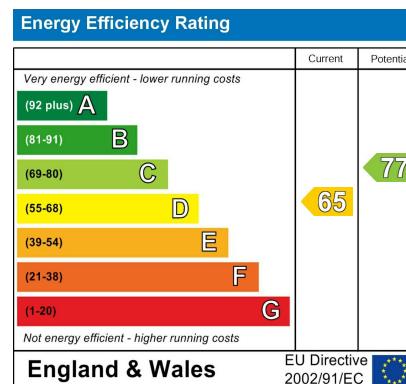
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

