



15 Mayfield Grove, Bayston Hill, Shrewsbury, Shropshire, SY3 0JY

£265,000

A 3-bedroom semi-detached house in an excellent position which enjoys a particularly large, private rear garden. The accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, WC, 3 good-sized Bedrooms and Bathroom. GCH (New Boiler in 2025). Popular village location with a great range of facilities - just south of Shrewsbury.

LOVELY LARGE REAR GARDEN.



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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

Recessed Entrance Porch

Double-glazed entrance door with matching side window.

Entrance Hall

Double radiator, staircase leads to First Floor Landing.

Living Room 10' 10" x 12' 9" (3.30m x 3.88m)
Radiator, large double-glazed window to the front.

Dining Room 9' 1" x 10' 4" (2.77m x 3.15m)
Double radiator, double-glazed French doors lead to private rear garden.

Kitchen 8' 1" x 10' 1" (2.46m x 3.07m)
Fitted with cream units, laminated work tops, inset 1 1/2 bowl sink unit, wall-mounted Ecotech Plus gas central heating boiler (replaced January 2025), pantry cupboard, space for appliances, double-glazed window overlooking rear garden.

Garage 26' 0" x 8' 10" (7.92m x 2.69m)
A good length, double doors to the front, double-glazed door and window to the rear, range of cupboards.

Ground Floor WC

Double-glazed window to the rear.

First Floor Landing

Double-glazed side window, access to roof space.

Bedroom 1 10' 1" x 13' 0" (3.07m x 3.96m)
Double radiator, double-glazed window to the front.

Bedroom 2 10' 2" x 10' 4" (3.10m x 3.15m)
Double radiator, double-glazed window to the rear.

Bedroom 3 7' 1" x 9' 2" (2.16m x 2.79m)
Radiator, double-glazed window to the front.

Bathroom

7' 0" x 8' 0" (2.13m x 2.44m)
Fitted with white 3 piece suite providing bath with tiled walls around and electric shower with twin shower head over, wash basin, WC, half tiled to further wall areas, heated towel rail, tiled flooring, extractor, 2 double glazed windows.

Outside - Front

Ample parking to the front of the property with gravel and concrete driveway providing parking for 3 cars.

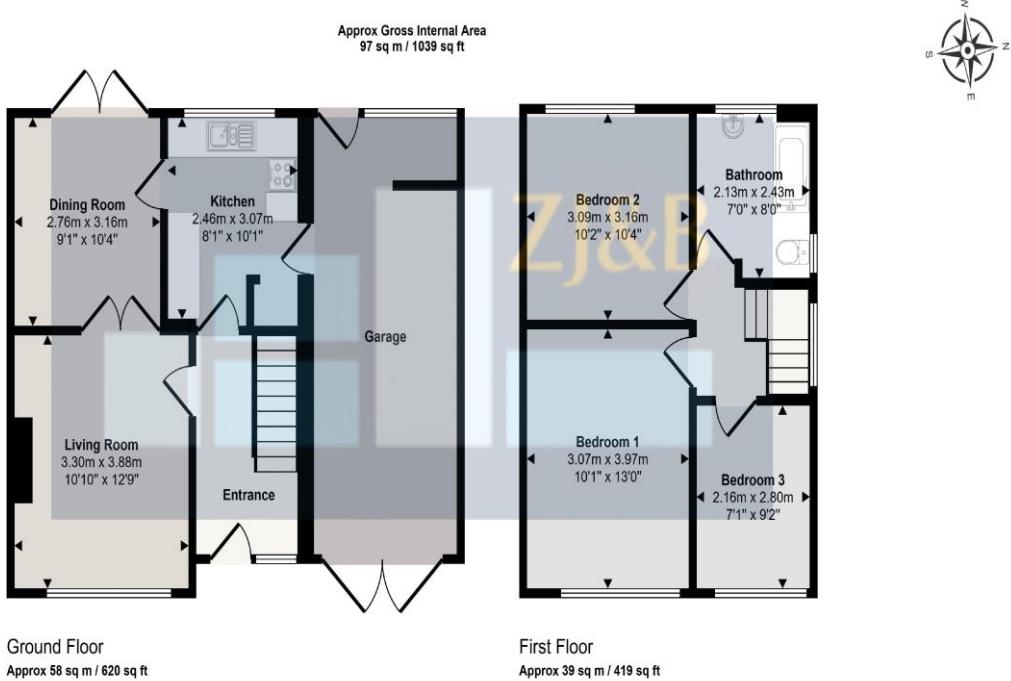
Rear Garden

An exceptionally private rear garden, approached onto a paved patio with lawn beyond to the rear boundary. Greenhouse. The garden is enclosed by close boarded timber fencing.

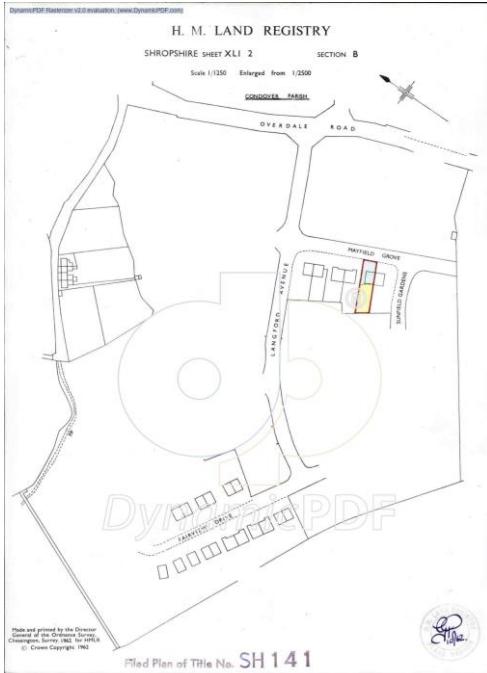
Council Tax Band C

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**



FLOOR PLANS FOR GUIDANCE ONLY



DynamicPDF Renderer v2.0 evaluation. (www.DynamicPDF.com)

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Energy performance certificate (EPC)

15 Mayfield Grove Baxton Hill SHREWSBURY SY3 0JY	Energy rating: C	Valid until: 15 December 2035
	Reference number: R003957-0202-4105-5204	Certificate number:

Property type: Semi-detached house
Total floor area: 77 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>).

Energy rating and score

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

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



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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