



11 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LQ

£240,000

A modern 3-bedroom semi-detached house in a particularly pleasant position. The accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen, 3 Good Bedrooms, Bathroom, Gas Fired Central Heating, Double Glazing, Driveway and Attractive Gardens.



11 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LQ

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Enclosed Porch

Entrance door with side window.

Entrance Hallway

Radiator, understairs cupboard, staircase leading to First Floor Landing.

Living Room 12' 7" x 9' 10" (3.83m x 2.99m)

Double-glazed bow window to the front.

Dining Room 10' 4" x 8' 6" (3.15m x 2.59m)

Radiator, double-glazed French doors to rear garden.

Kitchen 10' 4" x 7' 2" (3.15m x 2.18m)

Fitted with range of contemporary units with wood-effect laminated work tops, inset sink unit, wall wall-mounted Worcester gas central heating boiler. Integrated 4-ring gas hob, double-glazed side window and door to the rear garden.

First Floor Landing

Double glazed window to the side, access to loft.

Bedroom 1 12' 11" x 9' 7" (3.93m x 2.92m)

Radiator, double-glazed window to the front.

Bedroom 2 10' 4" x 9' 6" (3.15m x 2.89m)

Radiator, built-in wardrobe, double-glazed window overlooking rear garden.

Bedroom 3 9' 8" x 6' 0" (2.94m x 1.83m)

Radiator, double-glazed window to the front, built-in storage cupboard.

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m)

Fitted with 3 piece suite providing bath with fully tiled walls around and shower fitting above, wash basin and WC, half tiled to further wall area, radiator and double-glazed window to the rear.

Rear Garden

Approached onto a slate patio with further raised slate beds beyond and central gravel pathway, raised shrub bed to rear boundary and the garden is enclosed by timber fencing. Timber shed.

Accommodation comprises

Double-glazed sliding entrance door.

Outside - Front

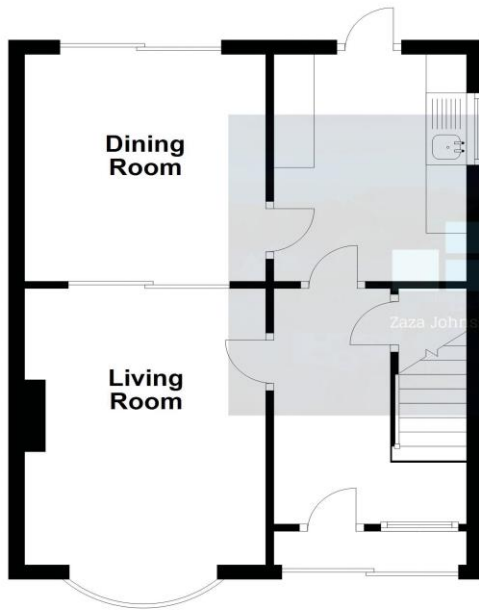
The front garden is laid to lawn with shrub bed and ornamental trees. Driveway to the side providing parking for several cars and gated access to the rear.

Council Tax Band C

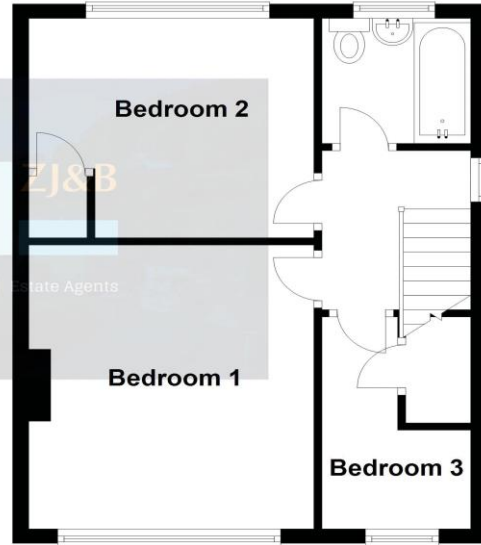
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 14 JAN 2026 at 10:04:10. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851963.

Find an energy certificate (/) English | [Cymraeg](#)

Energy performance certificate (EPC)

11 Brookfield Bayston Hill SHREWSBURY SY3 0LQ	Energy rating	Valid until:	23 March 2032
	C	Certificate number:	2275-1015-5277-5162-3200

Property type	Semi-detached house
Total floor area	78 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) (<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 B.

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



FREE MORTGAGE ADVICE

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