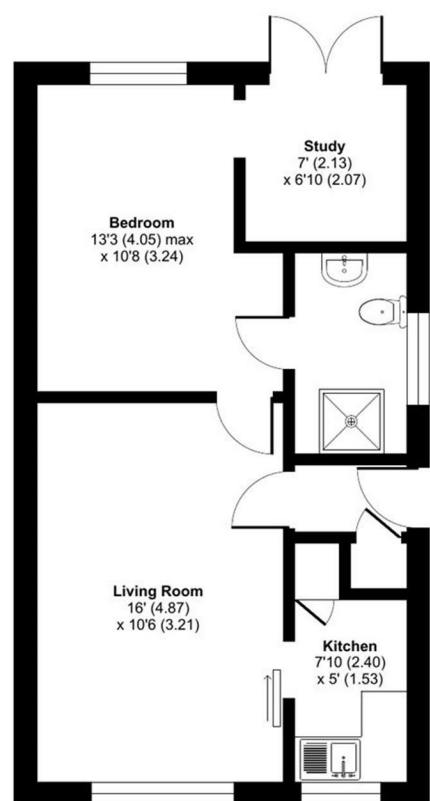


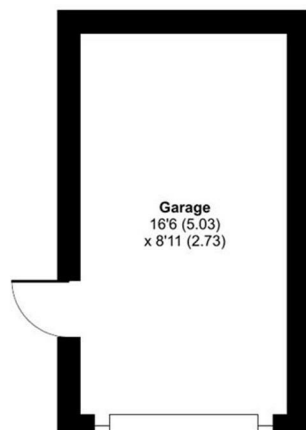
FOR SALE



50 Brookfield, Bayston Hill, Shrewsbury, SY3 0LR



GROUND FLOOR



Approximate Area = 483 sq ft / 44.9 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 631 sq ft / 58.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1479560



FOR SALE

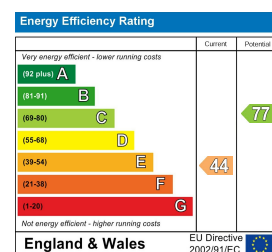
Offers in the region of £135,000

50 Brookfield, Bayston Hill, Shrewsbury, SY3 0LR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A semi detached bungalow offering excellent potential for modernisation set with rear gardens, garage and off road parking in the popular village of Bayston Hill.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to amenities.



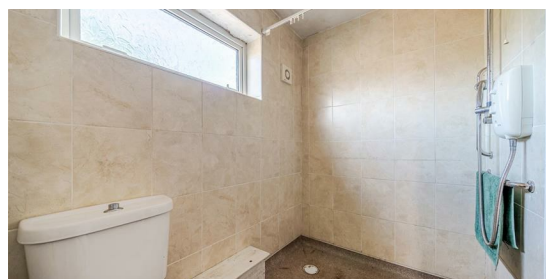
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Semi-detached one bedroom bungalow occupying an appealing corner plot position
- Previously adapted for dependent living with an installed lift system
- Sitting/dining room together with kitchen and bathroom accommodation
- Double bedroom with adjoining dressing area or study space
- Private driveway leading to the garage with additional off-road parking
- Extensive gardens and courtyard areas offering excellent scope for landscaping and improvement.

DESCRIPTION

50 Brookfield is a semi-detached bungalow offering an exciting opportunity for purchasers seeking a property to renovate and modernise to their own specification.

The property has previously been adapted for dependent living and benefits from an installed lift system, providing flexibility for a variety of occupiers and future requirements.

The accommodation is arranged over a single floor and briefly comprises a reception hall leading through to a sitting/dining room, kitchen and bathroom. The bedroom accommodation includes a generous double bedroom together with an adjoining dressing area or study, offering versatility depending on individual requirements.

Whilst the property is now in need of complete renovation and refurbishment throughout, it offers excellent potential for reconfiguration and improvement, subject to any necessary consents, and provides purchasers with the opportunity to create a home tailored to their own tastes and requirements.

50 Brookfield represents an increasingly rare opportunity to acquire a property with genuine scope for improvement in a highly regarded village location on the outskirts of Shrewsbury.

OUTSIDE

The property occupies a generous and attractive corner plot with gardens extending to the front, side and rear, providing excellent scope for landscaping and further enhancement.

A private driveway provides off-road parking and leads to the garage, whilst to the front of the property is a paved seating area together with an enclosed courtyard garden to the rear which enjoys direct access to the garage.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains gas, water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

DIRECTIONS

What3words - ///bank.socket.woke

From Shrewsbury town centre, head south onto the A49/Hereford Road toward the Dobbies roundabout. At the roundabout, continue straight onto the A49, which leads out of Shrewsbury towards Bayston Hill. As you enter Bayston Hill, turn right onto Lyth Hill Road, then take the second right onto Lythwood Road. From Lythwood Road, continue round on to Overdale Road and take the first left on Brookfield, follow this road and the property will be found on the right hand side after a short distance.

SITUATION

50 Brookfield occupies an enviable position on the edge of the highly sought-after village of Bayston Hill, enjoying a peaceful setting whilst being within easy reach of an excellent range of local amenities including shops, medical facilities, public houses and regular bus services. The property is also exceptionally well placed for access to the A49, A5 and M54 motorway network, whilst the historic county town of Shrewsbury lies approximately ten minutes away and provides a comprehensive range of shopping, leisure and educational facilities.