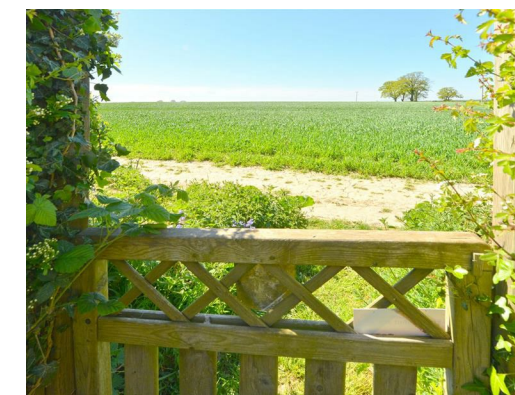


29 Fairview Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0LD

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 Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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 £340,000

Viewing: strictly by appointment through the agent

Occupying a generous plot with a stunning aspect to the rear towards local farmland, countryside and beyond this is a deceptively spacious, well proportioned and extended three bedroom detached house. The property is located within Bayston Hill a popular residential location, serviced by excellent local amenities some of which include convenient store, schooling, medical practice, public house and takeaway outlets. Access to the Meole Brace retail park, local by-pass and Shrewsbury town centre are readily accessible from the property. The property has the added benefit of being offered for sale with NO UPWARD CHAIN and viewing comes recommended by the agent.

The accommodation briefly comprises of the following: Stom porch, entrance hallway, lounge, dining room, re-fitted kitchen, snug, rear lobby, cloakroom, first floor landing, three bedrooms, bathroom, separate WC, driveway, large single garage, generous sized rear enclosed gardens which border local farmland, stunning aspect to rear towards local farmland, countryside, and beyond, double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with double glazed entrance door with double glazed window to side gives access to:

Entrance hallway

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

Lounge

12'9 x 10'11

Having UPVC double glazed window to front, electric fire set to a painted stone style chimney breast and radiator. Square arch from lounge gives access to:

Dining room

10'7 x 9'1

Having UPVC double glazed sliding patio doors taking full advantage of the pleasing rural aspect and giving access to the property's rear gardens and radiator.

Part glazed folding door from entrance hallway gives access to:

Re-fitted kitchen

10'7 x 8'2

Comprising: Replaced eye level and base units with built-in cupboards and drawers, free standing oven with integrated grill with four ring electric hob, free standing washing machine, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, vinyl tiled effect floor covering, pantry style store cupboard and tiled splash surrounds. Arch from re-fitted kitchen gives access to:

Snug

11'4 x 7'3

Having UPVC double glazed window to side, radiator and service door to garage. Wooden framed glazed door from snug gives access to:

Rear lobby

Having eye level storage cupboards, tiled floor and UPVC double glazed door giving access to rear gardens. Sliding door from rear lobby gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin, wall mounted extractor fan and UPVC double glazed window to rear.

From entrance hallway stairs rise to:

First floor landing

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

Bedroom one

13'4 x 10'1

Having UPVC double glazed windows to front and radiator.

Bedroom two

10'9 x 10'1

Having UPVC double glazed window to rear taking full advantage of the beautiful farmland / rural aspect and radiator.

Bedroom three

9'11 x 7'2

Having UPVC double glazed window to front, radiator and open fronted wardrobe space over stair head.

Bathroom

Having a two piece suite comprising: Timber style panel bath with attachment off taps, pedestal wash hand basin, UPVC double glazed window to rear, exposed wooden flooring and radiator.

Separate wc

Having low flush wc and UPVC double glazed window to side.

Outside

To the front of the property there is a stoned area to the side of this there is a driveway providing off-street parking. From the driveway access is given to:

Garage

17'8 x 11'10 max reducing down to 9'1

Having up and over door, fitted power and light.

The rear gardens of the property are a pleasing feature bordering local farmland and having a delightful rural aspect. Comprising: Paved patio, paved sun terrace, two timber garden sheds, lawned gardens, mature shrubs, plants and bushes. The rear gardens 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 D

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

