



SAMUEL WOOD

69 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LR

Asking Price £260,000



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Bayston Hill, Shrewsbury, Shropshire, SY3 0LR



- Three Bedroom Semi-Detached Home
- Living Room with Feature Fireplace
- Newly Refitted Bathroom
- Good Size Garden with Decking
- Popular Bayston Hill Village Location
- Pleasant Cul-De-Sac Position
- Dining Room Open Plan Layout
- Driveway Parking for Five Vehicles
- Cul-de-Sac with Rural Views to the Rear
- EPC Rating D

Occupying a pleasant position within a quiet cul-de-sac, this three-bedroom semi-detached home enjoys attractive rural views to the rear and generous driveway parking for up to five vehicles. The property is situated in the popular village of Bayston Hill, located to the south of Shrewsbury off the A49, offering convenient access to a range of local amenities including library, doctors and dentist, shops, primary school and a public house. Externally, there is a good-sized rear garden with a decking area, providing an ideal space for relaxing or entertaining while enjoying the surrounding outlook. Countryside walks around Lyth Hill are also close by, making this an appealing home for those seeking village living with easy access to nearby Shrewsbury.

The accommodation includes a living room with a feature fireplace which opens through to a dining room, creating a sociable living and entertaining space. The kitchen is fitted with farmhouse-style units and provides provision for appliances along with housing the gas boiler. A door from the kitchen leads directly to the rear garden. To the first floor there are three bedrooms and a recently installed bathroom.

Outside, the property benefits from a good-sized rear garden enjoying rural views beyond, along with a decking area suitable for outdoor seating and entertaining. An outside power socket adds further practicality. To the front, a generous driveway provides off-road parking for up to five vehicles.







Directions

What3words: ///busy.pushed.tape

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 76 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Total floor area: 71.3 sq.m. (767 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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