



SAMUEL WOOD

9 PARRS LANE, BAYSTON HILL, SHREWSBURY, SHROPSHIRE, SY3 0JS

Offers In The Region Of £325,000



# 9 Parrs Lane

Bayston Hill, Shrewsbury, Shropshire, SY3 0JS



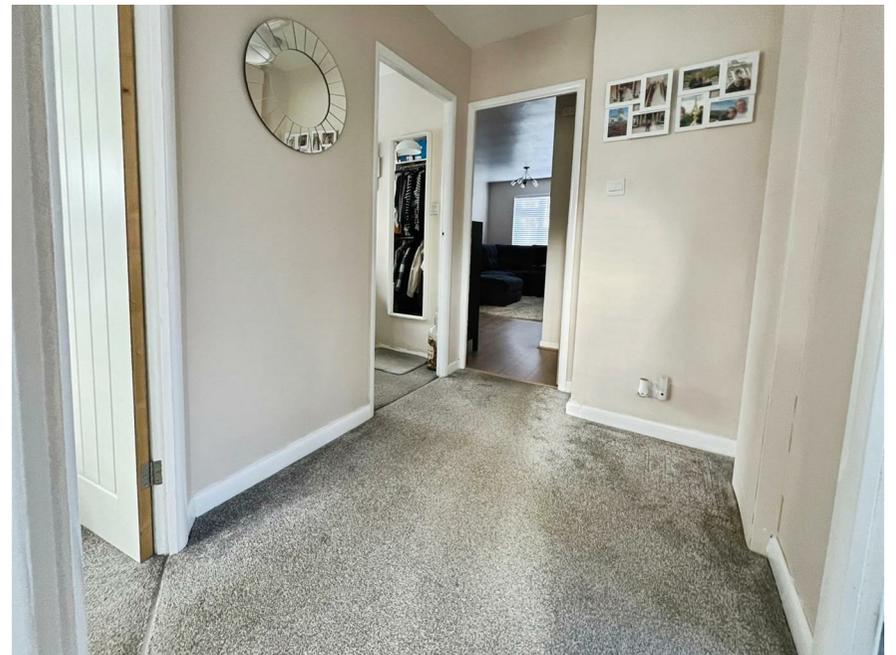
- Fully Renovated Link Detached Bungalow
- Log Burner Feature Fireplace
- Contemporary Shower Room
- Driveway Parking for Four Cars
- Enclosed Landscaped Rear Garden
- Open-Plan Kitchen Diner & Living Room
- Three Ground Floor Bedrooms
- Converted Attic Storage Room
- Garage with Workshop
- EPC Rating D

Located in the sought-after village of Bayston Hill, just south of Shrewsbury, 9 Parrs Lane is a beautifully renovated three bedroom link detached bungalow (by garage) offering stylish, move in ready accommodation. The village boasts excellent local amenities, schooling, a public house, nearby retail park and superb transport links via the A49 to the A5 and M6. The property has been fully refurbished internally with new windows and doors throughout, gas central heating and a reconfigured layout centred around a striking open-plan kitchen diner that flows into the living room with log burner. Outside, a landscaped rear garden, generous driveway and garage with workshop complete the picture. A turnkey bungalow blending modern design with village convenience.

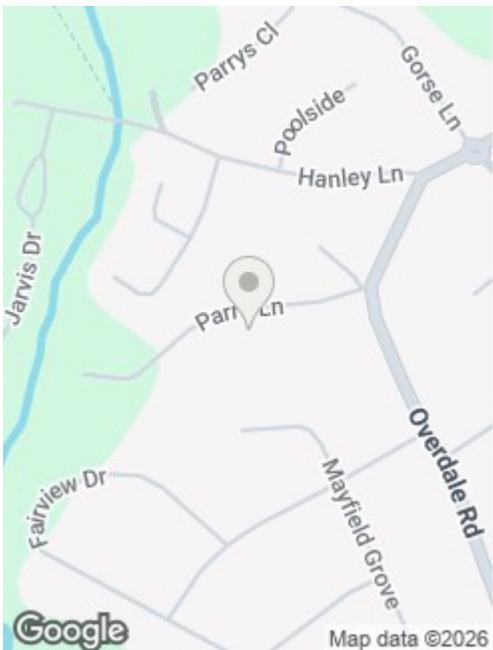
The heart of the home is a stunning open-plan kitchen diner that wraps seamlessly into the living room, creating an impressive entertaining space centred around a log burner. The kitchen is fitted with gloss units with integrated oven and hob and space for fridge freezer. Doors lead from the living room to the side path and from the kitchen directly onto the driveway, enhancing flow and practicality. There are three well-proportioned bedrooms and a contemporary shower room with a large walk-in shower cubicle and white fittings, all finished to a high standard.

The converted attic room provides excellent additional storage space, with the boiler also conveniently located here.

A landscaped rear garden offers a private outdoor retreat with a terrace, raised lawn sections intersected by a pathway leading to a seating area at the bottom of the garden. The driveway provides parking for up to four cars and leads to the garage with workshop. Gated side access to the rear adds further practicality and security.







## Directions

What3words: ///grow.trails.oldest

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

Broadband Speed: Basic 16 Mbps, Superfast 80 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: C

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.





## Floor Plans



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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