

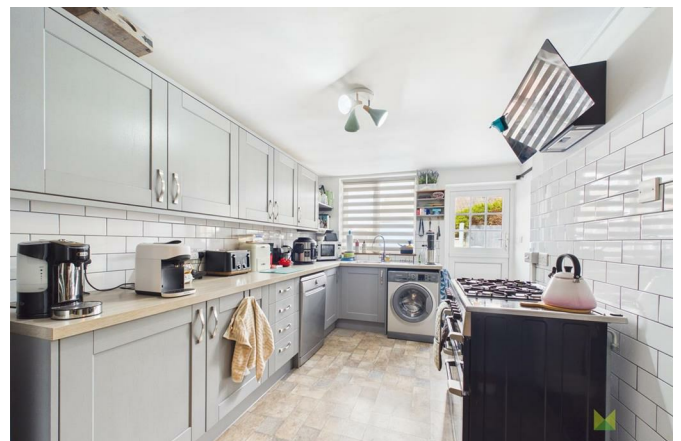
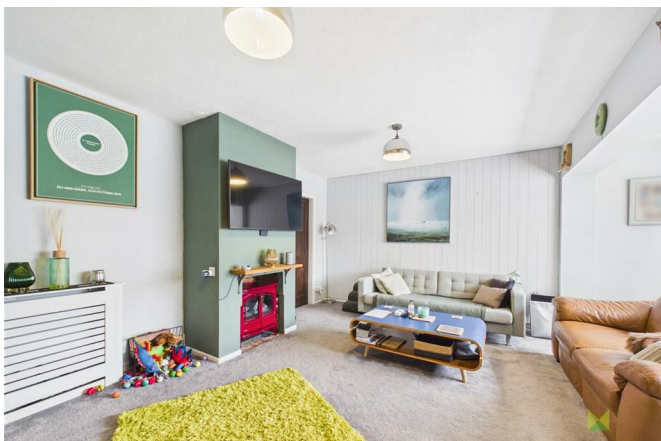
17 Burnell Close Bayston Hill Shrewsbury SY3 0PW



3 Bedroom House
Offers In The Region Of £313,500

The features

- EXCELLENT EXTENDED 3 BEDROOM HOME
- KITCHEN AND UTILITY ROOM
- REAR GARDEN
- POPULAR LOCATION
- EPC RATING TBC
- LOUNGE, DINING ROOM AND CONSERVATORY
- 3 BEDROOMS AND BATHROOM
- PARKING FOR 3 VEHICLES
- VIEWING HIGHLY RECOMMENDED



*** EXCEPTIONAL SEMI DETACHED HOME - EXTENDED FOR GROWING FAMILY ***

Offering well proportioned and versatile accommodation, this extended 3 bedroom home has been updated to provide a modern layout suited to family living.

Occupying an enviable position in a quiet cul de sac in this much sought after village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bayston Hill is self sufficient with a range of amenities including schools, doctors, church, independent shops, supermarket, regular bus service to the Town Centre, recreational facilities and lovely countryside walks.

The ground floor includes a lounge, dining room, conservatory, kitchen, utility room and cloakroom. To the first floor are three bedrooms and a family bathroom. Outside the rear garden as a patio area leading to a lawn with herbaceous borders together with a garden shed.

Viewing is highly recommended to appreciate the space and layout.

Property details

LOCATION

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ENTRANCE HALL

Double glazed door opening to Entrance Vestibule wood effect laminate flooring with further door opening to

LOUNGE

having window overlooking the front, chimney breast with inset housing ornamental fire, media point, radiator.

DINING ROOM

with French doors leading into the conservatory, wood effect laminate flooring, radiator.

CONSERVATORY

with French doors leading into the garden, wood effect laminate flooring, radiator.

KITCHEN

Attractively fitted with a range of grey fronted shaker style units incorporating one drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and matching wall units, with space for a dishwasher and a range style cooker with extractor hood over. A window and door provide views and access to the garden, tile effect laminated flooring. To the rear the kitchen opens into a further seating/breakfast area with space for a free standing fridge freezer door, wooden flooring and door to

UTILITY ROOM

formerly part of the garage, this utility room provides useful storage space together with plumbing and space for a condenser dryer.

CLOAKROOM

with WC and wash hand basin, window to the rear, electric heater.

FIRST FLOOR LANDING

From the Lounge staircase leads to First Floor Landing with window to the side and access to the loft.

BEDROOM

A generous double room with a window to the rear, radiator.

BEDROOM

Another generous double room with a window to the front, radiator.

BEDROOM

Window to the front, radiator

BATHROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, vinyl flooring and window to the rear.

OUTSIDE

To the front of the property there is a paved driveway providing off road parking for three vehicles.

The rear garden is enclosed by fencing and comprises a patio area with a low ornamental wall separating it from the lawn. Herbaceous borders provide planting to the garden. Garden shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

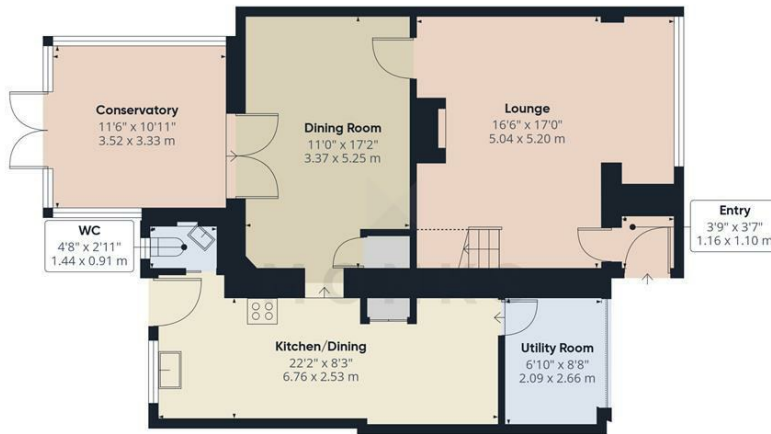
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

17 Burnell Close, Bayston Hill, Shrewsbury, SY3 0PW.

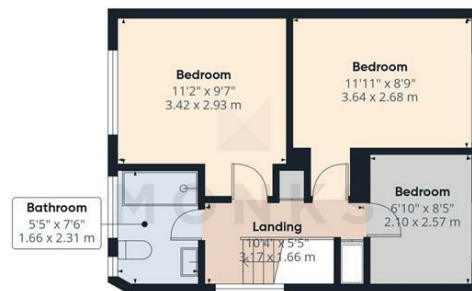
3 Bedroom House

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Floor 0



Floor 1



Approximate total area^m
 1225 ft²
 113.9 m²

Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.