



46 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0NE

4 bedroom semi-detached house — £425,000 Freehold

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Coopergreenpooks.co.uk

£425,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

This very stylish 4-bedroom family home has recently been extended and fully modernised to an exceptionally high standard. The property is conveniently situated a short walk from Bayston Hill's many amenities and has a private driveway with detached garage, as well as a superb sun terrace and landscaped garden.

KEY FEATURES

- Entrance hall with tiled flooring that runs through to the adjoining utility, cloakroom and home office.
- Good sized living room with oak boarded flooring and window to front. There is also a door connecting to the dining area and double doors to the hall.
- Impressive open plan kitchen/dining room which has a vaulted ceiling to the kitchen area, heated tiled flooring, window to side and glazed double doors opening onto the sun terrace. The well-appointed kitchen has high quality integrated appliances as well as an island unit with breakfast bar.
- Large and well fitted utility room with window and door to rear. It also opens to the inner hall which has further door to dining room, built in storage and staircase to the first floor.
- Landing area with built in storage and doors to four bedrooms (three doubles), all with wooden flooring. There is also a re fitted family bathroom and ensuite shower room to the main bedroom.
- uPVC double glazed windows and gas fire central heating. There is also underfloor heating in all tiled areas (hall, utility, kitchen and en-suite) and solar panels contributing to reduced energy costs.
- To the front of the property there is a driveway which provides parking for about 3 cars. There is also double gated access to the side where there is a further sizable secure driveway that provides additional parking, as well as access to the detached garage.
- To the rear of the property there is a beautiful courtyard garden with built in seating, from which there are steps to a further private lawned garden which is bordered by a stream.
- Very convenient location just a few minutes' walk from Bayston Hill's shopping complex, local pub, medical practice and primary school. Meole Brace retail Park is also only a 5/10-minute drive away and Shrewsbury town centre is about 15 minutes.

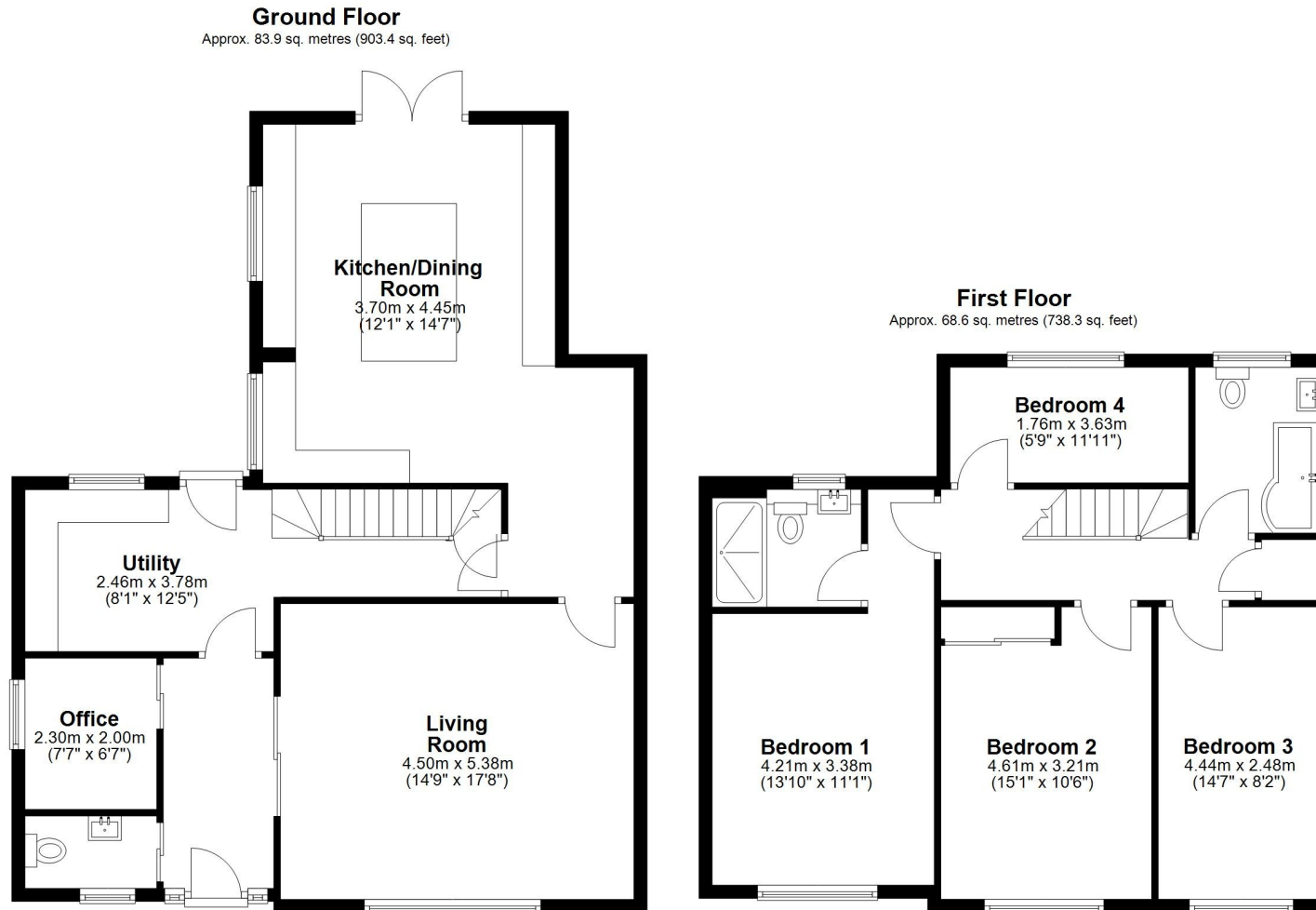


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Total area: approx. 152.5 sq. metres (1641.7 sq. feet)









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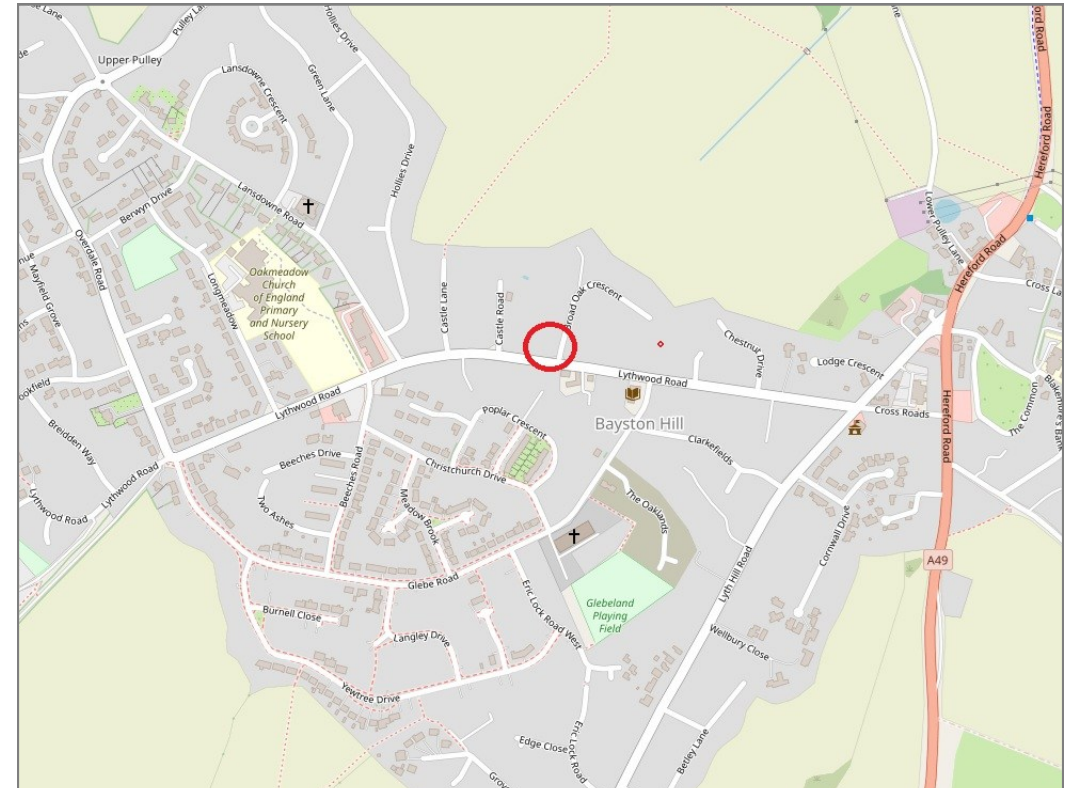
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

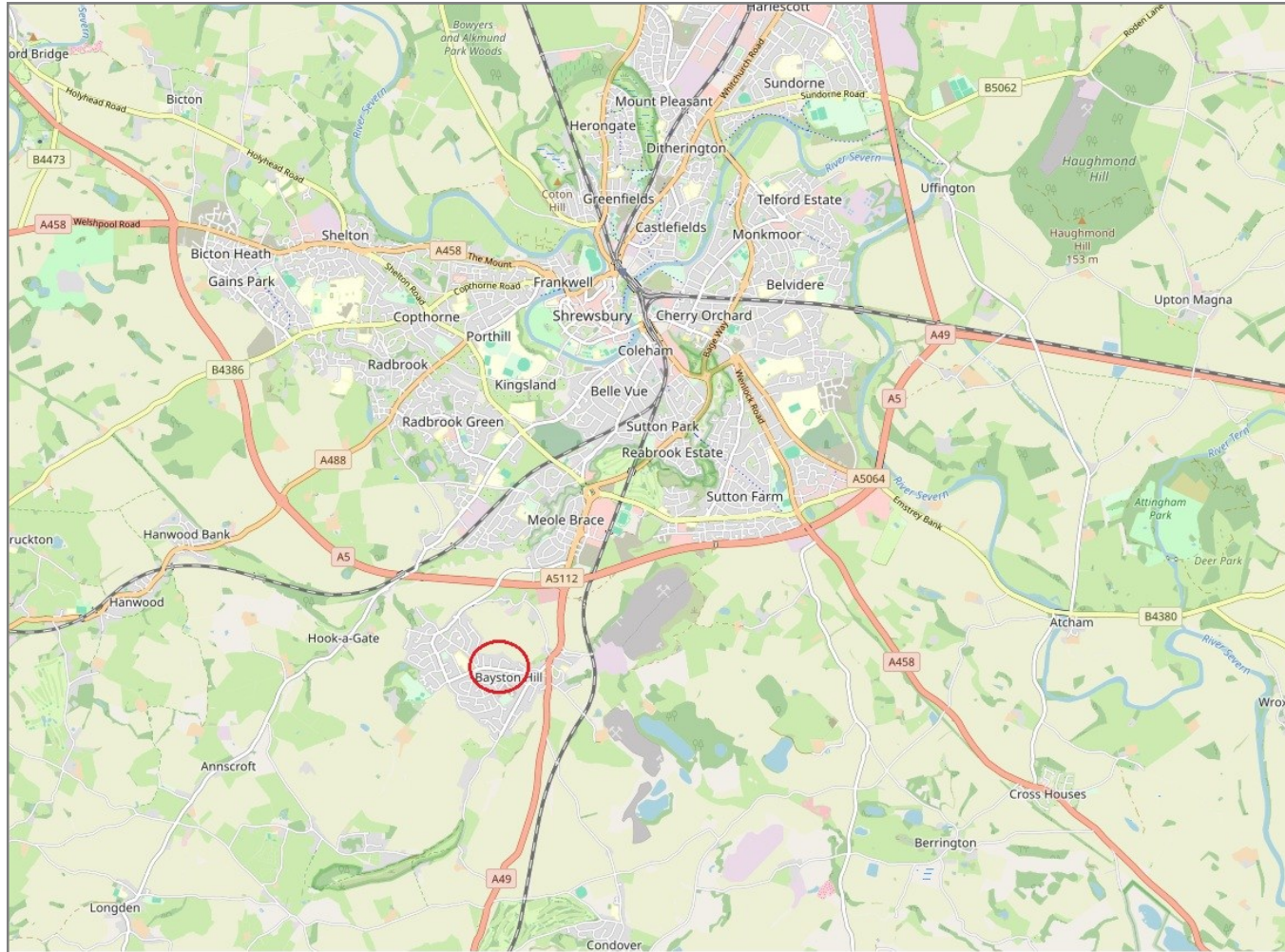
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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