



**5 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0ND**

4 bedroom semi-detached house — £360,000 Freehold

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Coopergreenpooks.co.uk

£360,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

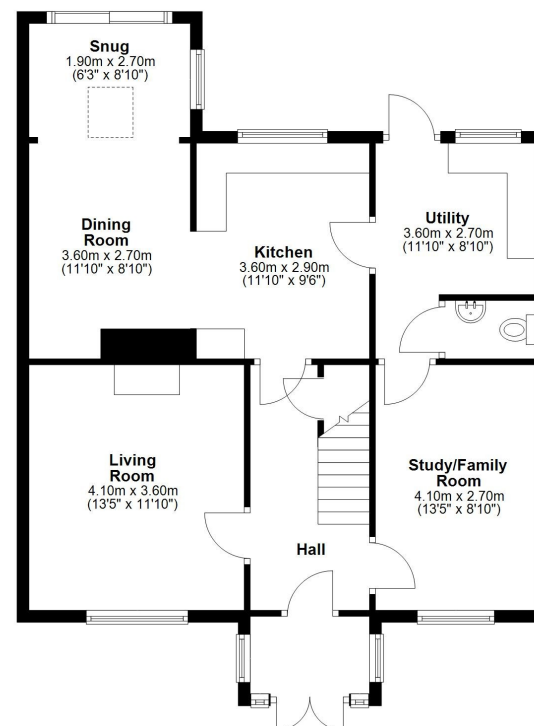
Situated on a quiet cul-de-sac within a popular residential area, this impressive semi-detached family house has been improved and extended to provide very well-proportioned accommodation throughout, while benefitting from a lovely private rear garden and plenty of driveway parking.

## KEY FEATURES

- Entrance porch opening to a good sized inner hallway with useful storage and staircase to a spacious landing
- Living room with feature fireplace and large window to front
- Fantastic open plan kitchen/dining room with extended snug, having a velux roof light, window and glazed patio doors to the garden, allowing plenty of natural light
- A range of well-fitted units to the kitchen with space for appliances and a door to the separate utility which has access to the garden and cloakroom
- There is also an additional reception room on the ground floor, currently used as a hobbies/family room but would also make a great home office or play room
- On the first floor are four bedrooms and a family bathroom with shower. Bedrooms one and three also have built in wardrobes, and the well-designed en-suite off the main bedroom has a Juliette balcony overlooking the rear garden
- uPVC double glazed windows and gas fired central heating
- The private and established rear garden comprises areas of lawn, paved and raised decked terraces, sunken trampoline, useful timber garden store, and gated access to side
- To the front of the property is a driveway providing parking for at least three cars
- A great location, set within a quiet cul-de-sac, while being just a short distance from the local primary school, Bayston Hill's excellent range of amenities, and a selection of countryside walks. Meole Brace retail park is also just a 5/10-minute drive away, and the town centre is no more than 15 minutes

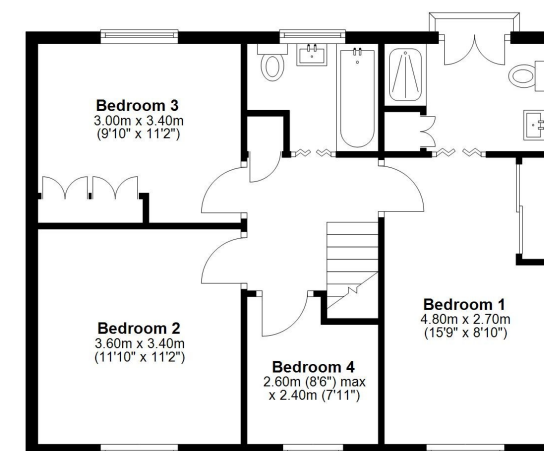
## Ground Floor

Approx. 74.5 sq. metres (801.9 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.3 sq. feet) (excluding Balcony)



Total area: approx. 131.4 sq. metres (1414.2 sq. feet)











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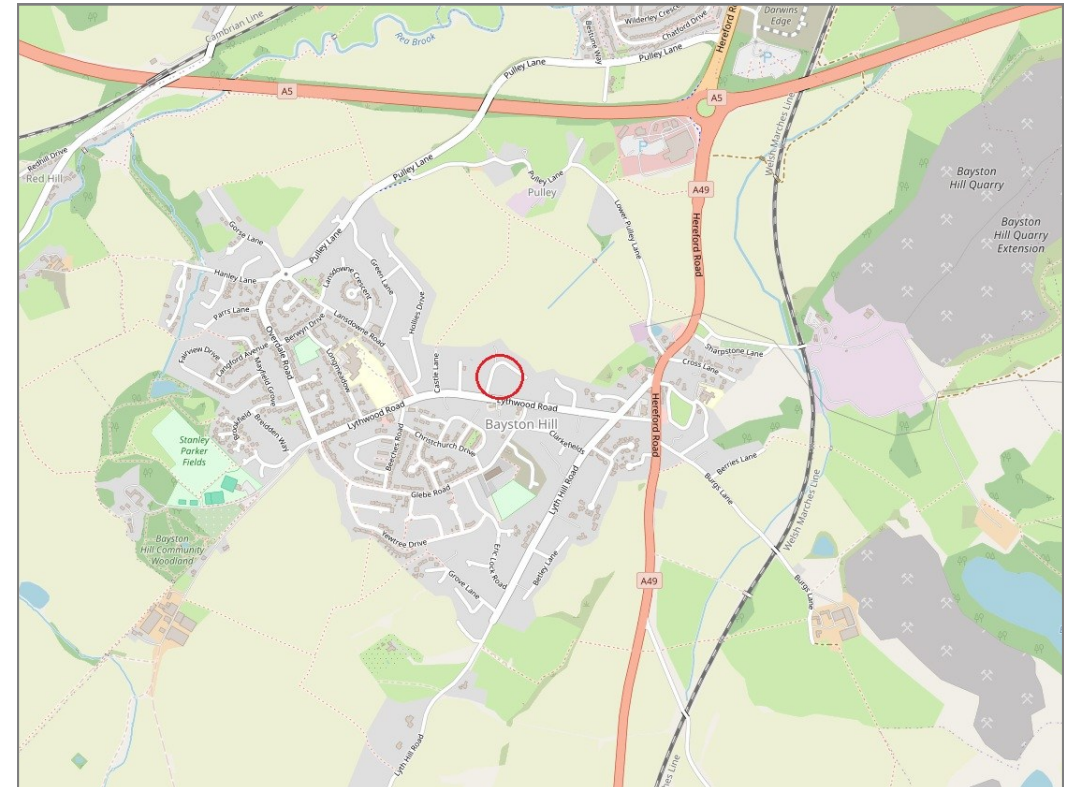
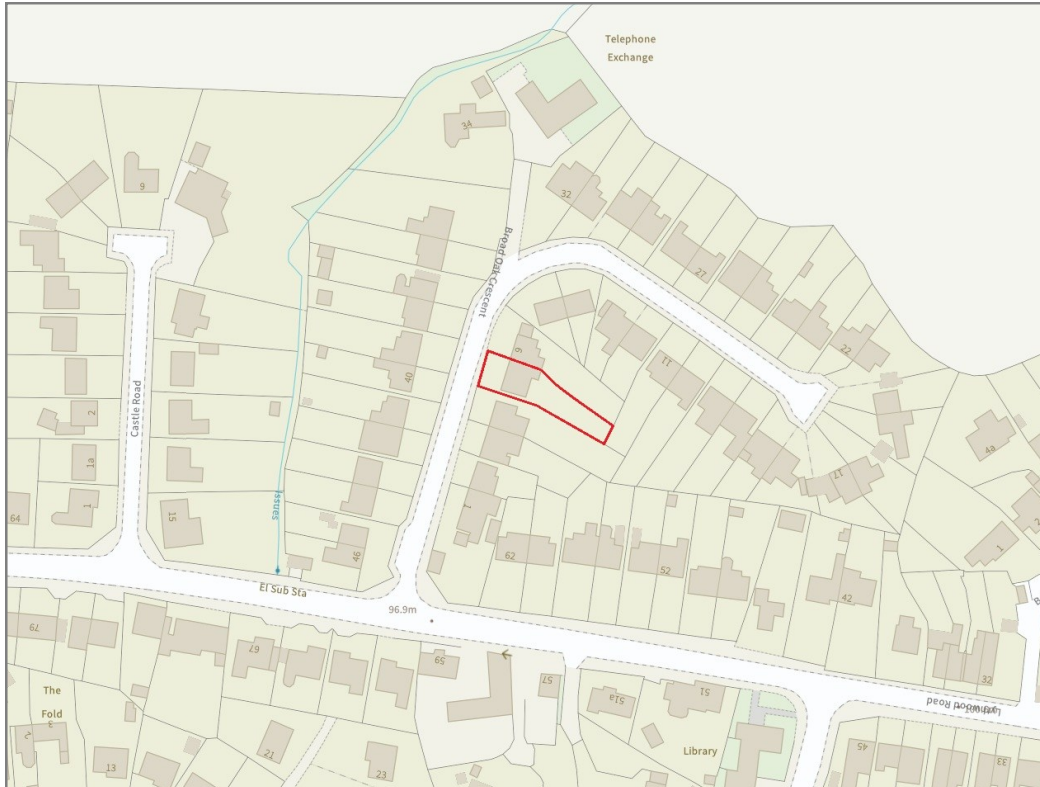
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band E</b>
Services	<b>All mains services are connected</b>

 **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.

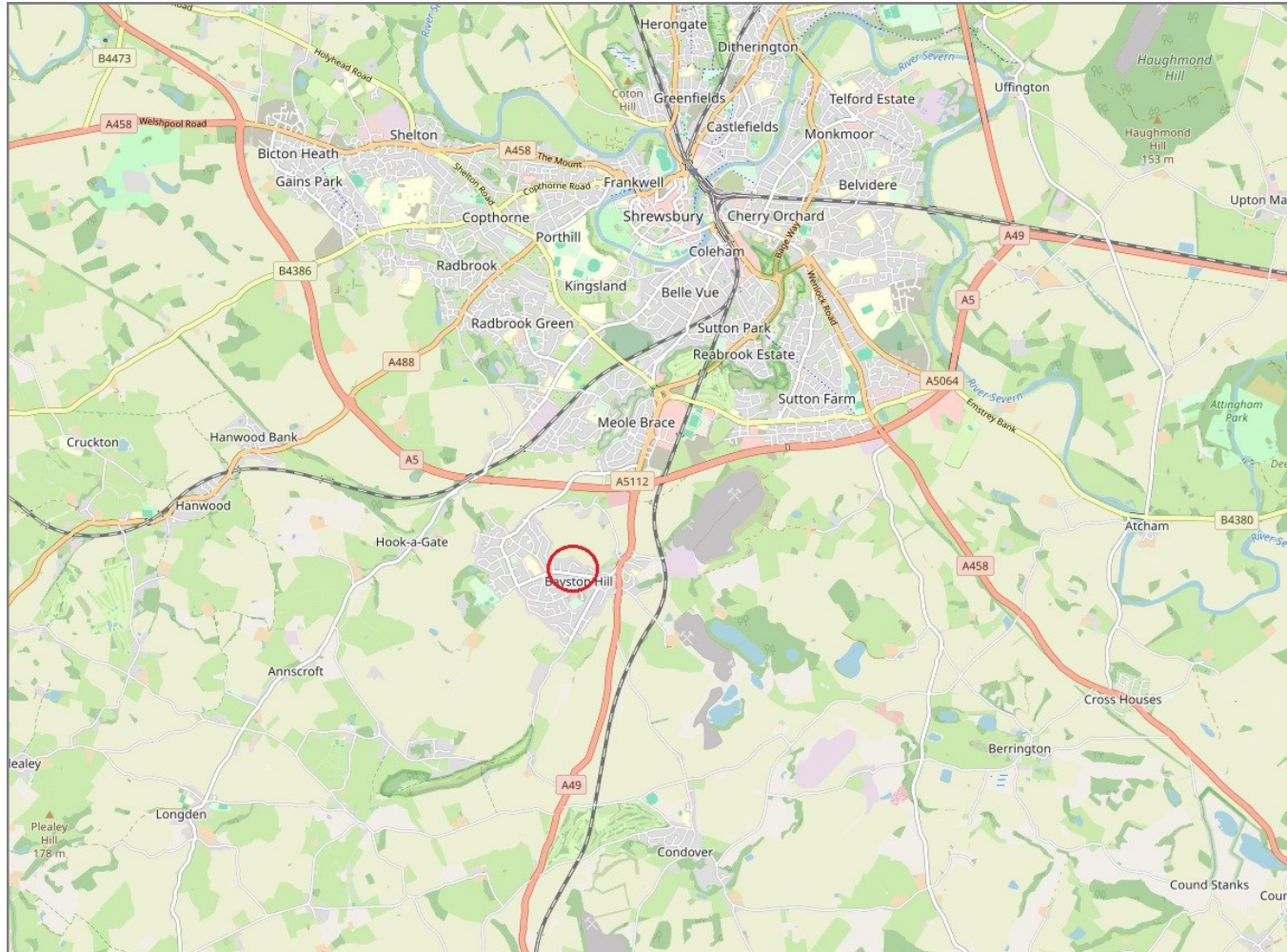
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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