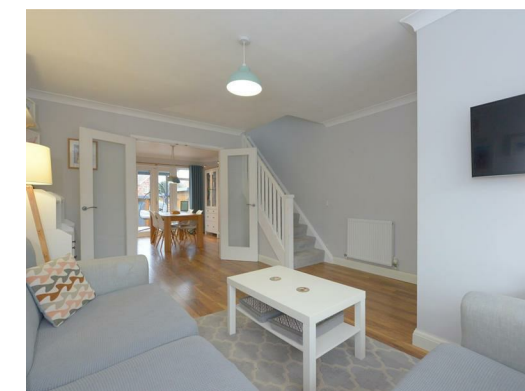




43 Glebe Road, Bayston Hill, Shrewsbury, Shropshire,
SY3 0PS

www.hbshrop.co.uk



Offers In The Region Of £300,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Having versatile, well presented, improved and spacious living accommodation throughout, this is a pleasing three/four bedroom semi detached house. The property is situated within this popular residential location having excellent variety of local amenities and is well placed for access to the Meole Brace Retail Park, the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, refitted kitchen/breakfast room, family room/ground floor bedroom, first floor landing, three bedrooms, refitted family bathroom, generous driveway, contemporary landscaped rear enclosed gardens, insulated workshop having fitted power and light, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement double glazed entrance door giving access to:

Entrance hallway

Having wood effect flooring, coving to ceiling.

Door gives access to:

Lounge

16'1 x 12'7

Having UPVC double glazed window to the front, radiator, wood effect flooring

Wooden framed doors from lounge give access to:

Dining Room

11'9" x 10'4"

Having wood effect flooring, understairs storage cupboard, radiator.

Door from dining room gives access to:

Refitted Kitchen/Breakfast Room

11'3 x 11'6

Having replaced eye level and base units with built in cupboards and drawers, fitted wooden style worktops with inset stainless sink and drainer unit with mixer tap over, tiled splash backs, space for appliances, wood effect flooring UPVC double glazed window to rear, UPVC double glazed stable style door leading to the rear gardens, coving to ceiling.

Door from kitchen/breakfast room gives access to:

Family Room/Bedroom

16'0 x 8'8

Having UPVC double glazed window to the front, radiator, coving to ceiling.

First floor landing

Having UPVC double glazed window to the side, loft access, coving to ceiling, understairs storage cupboard, linen store cupboard with radiator.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

15'5 max reducing down to 12'11 in x 10'11

Having UPVC double glazed window to the front, radiator, large fitted mirror fronted wardrobe.

Bedroom two

14'4 excluding recess x 10'3

Having UPVC double glazed window to the rear gardens, radiator.

Bedroom three

8'11 x 6'7

Having UPVC double glazed window to the front, radiator.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower, glaze shower screen to side, wash hand basin set to vanity unit, , WC with hidden cistern, tiled to walls, two UPVC double glazed windows to rear, heated chrome style towel rail.

Outside

To the front of the property there is a generous sized driveway providing ample off street parking for a number of vehicles. Gated pedestrian side access leads to the property's:

Contemporary landscaped rear gardens

Which comprise: Covered paved patio area, stoned and paved centralised pathway with brick edged stoned pathways to side, lawn gardens, modern raised decked seating area, non-invasive bamboo bushes, four timber garden sheds, outside lighting point, cold water tap, electricity point and a:

Timber Insulated workshop

14'4 max reducing down to 11'1 min x 10'7

Having fitted power and light, UPVC double glazed window.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(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

FLOORPLANS

