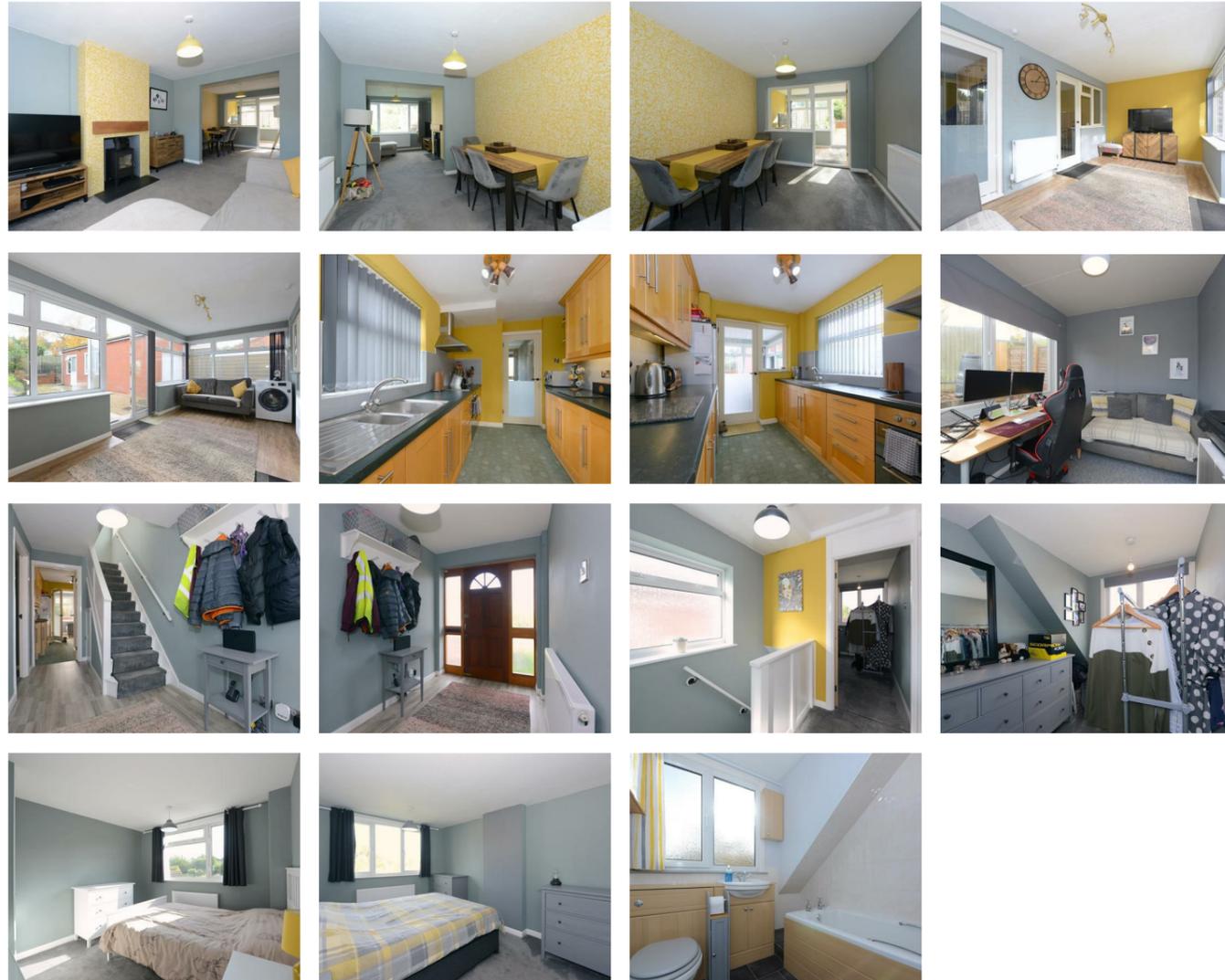


24 Fairview Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0LE

www.hbshrop.co.uk



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 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.

Offers In The Region Of £264,500

Viewing: strictly by appointment through the agent

Occupying a pleasant position within this sought after residential location, this is a neatly presented, improved and particularly spacious three bedroom semi-detached house. The property is within close proximity to main amenities Bayston Hill has to offer and is within easy reach of the Meole Brace retail park, the Shrewsbury Town Centre and the local bypass linking up to the M54 motorway network. This property boasts many pleasing features which will appeal to many prospective purchaser(s) with an early viewing becoming highly recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hall, lounge, dining room, garden / family room, re-fitted kitchen, first floor landing, three good sized bedrooms, re-fitted bathroom, front and rear enclosed gardens, generous driveway, large garage with adjoining study, gas fired central heating, upvc double glazing. Viewing comes highly recommended.

Part glazed wooden entrance door with sealed unit double glazed window to side gives access to:

Hallway

Having wood effect flooring, under-stairs storage cupboard, radiator. Door from hallway gives access to:

Lounge

12'11" x 10'3"

Having upvc double glazed window to front, radiator, wood burning stove with inset timber above. Square arch from lounge gives access to:

Dining room

10'9" x 8'10"

Having radiator, glazed window. Glazed door from dining room gives access to:

Garden / family room

16'8 x 8'2

Having a range of upvc double glazed windows overlooking rear gardens with upvc French doors giving access to the rear gardens, radiator, wood effect flooring.

Door from hallway and wooden framed glazed door from garden / family room gives access to:

Re-fitted kitchen

10'0 x 7'4"

Having eye level and base units with built-in cupboards and drawers, corner display unit, integrated double oven, four ring electric hob with stainless steel cooker canopy over, fitted worktops with stainless steel sink with mixer tap over, slim-line integrated dishwasher (SPACE FOR UPRIGHT FRIDGE FREEZER). tiled splash surrounds, upvc double glazed window to side. F

rom hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access. From first floor landing doors give access to three bedrooms and re-fitted bathroom.

Bedroom one

13'0 x 9'11"

Having upvc double glazed window to front, radiator.

Bedroom two

10'10" x 9'11"

Having upvc double glazed window to rear, radiator.

Bedroom three

9'10" x 6'4"

Having upvc double glazed window to front, radiator, stair-head.

Re-fitted bathroom

Having a three piece white suite comprising: Timber style paneled bath with wall-mounted electric shower with glazed folding shower to side, wash hand basin to vanity unit, WC with hidden cistern, part tiled to walls, vinyl tiled effect floor covering, upvc double glazed window to rear, chrome style towel rail.

Outside

To the front of the property there is a lawned garden with mature shrubs with a paved pathway giving access to the front entranced door. To the side of this there is a generous sized driveway which leads to a pedestrian gated access which leads to a further hard-standing area. From the driveway / hard-standing area, access is given to:

Garage

18'11 x 8'7 (approximately)

Having an up and over garage door.

Adjoining the garage there is a :

Study

8'1 x 8'4

Having two upvc double glazed windows with upvc double glazed door, fitted power and light.

In between the house and garage access is then given to the property's low maintenance rear gardens comprising: Large stoned sections with paved pathway, low rise brick walling, lawned garden, slated sections. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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

