

The Fields, Lower Pulley Lane, Bayston Hill, Shrewsbury,  
Shropshire, SY3 0AJ

[www.hbshrop.co.uk](http://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 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

**Offers In The Region Of £460,000**

Viewing: strictly by appointment  
through the agent



Wooden entrance door gives access to:

#### Entrance porch

Having secondary double glazed windows, wall-mounted electric heater. Wooden framed glazed double doors from entrance porch gives access to:

#### Hallway

Having tiled floor, understairs storage, coving and recessed spotlights to ceiling, upvc double glazed window to side.

From reception hallway wooden framed glazed door gives access to:

#### Spacious lounge

21'7" x 13'10"

Having three upvc double glazed windows overlooking the property's landscaped grounds, mock beams to ceiling, two radiators, wood burning stove set to a tiled hearth, television aerial point, a range of wall light points.

From reception hallway wooden framed glazed door gives access to:

#### Utility room

9'11" x 6'10"

Having upvc double glazed window, free-standing unit comprising: Built-in cupboards and drawers with fitted granite worktop and Belfast styne sink with mixer tap over (space for appliances), tiled floor, radiator. Wooden framed glazed door to side of property.

Wooden framed glazed doors from reception hallway gives access to kitchen and snug:

#### Kitchen and snug

16'1" x 14'0" max reducing 10'8"

The kitchen area comprises: A range of eye level and base units with built-in cupboards, fitted worktops with inset stainless steel sink with mixer tap over, upvc double glazed window overlooking the property's landscaped grounds, tiled floor, tiled splash surrounds, free-standing Stoves stainless steel oven with warming drawer, five ring LPG gas hob over, pantry store cupboard and airing cupboard with hot water tank cylinder unit. The snug area: Having upvc double glazed French doors giving access to the property's landscaped grounds, exposed timbers to ceiling, radiator. Wooden framed glazed double doors from snug gives access to:

#### Dining room

15'9" x 11'9"

Having LPG log effect gas fire, exposed timbers to ceiling, a range of sealed unit double glazed windows with two sealed unit double glazed doors giving access to and overlooking the property's landscaped grounds, two radiators.

From reception hallway stairs rise to:

#### First floor landing

Having doors giving access to all three bedrooms and family bathroom.

#### Bedroom one

15'0" x 11'10"

Having two upvc double glazed windows with pleasing aspect, radiator, exposed timbers to one wall, wash hand basin with mixer tap over and storage cupboard and drawers below, built-in shaver point and striplight.

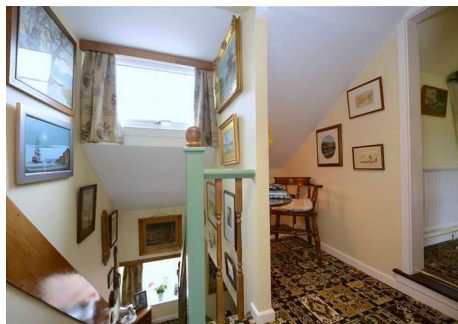
#### Bedroom two

12'6" x 9'10"

Having upvc double glazed window with pleasing aspect to rear, radiator, loft access, a range of fitted wardrobes, wash hand basin with mixer tap over and storage cupboard below, striplight.







### Bedroom three

11'1" x 7'7"

Having upvc double glazed window with pleasing aspect to the side of property, radiator, telephone extension point.

### Family bathroom

Having a four piece suite comprising: A tiled shower cubicle with electric shower over, tiled panelled bath, low flush wc, wash hand basin with storage below, radiator, fully tiled to walls, upvc double glazed window with pleasing aspect to side of property, coving to ceiling, eye level storage cupboards, shaver point.

### Outside

The property is approached via a large driveway providing parking for a number of vehicles. Access is then given to a large detached garage with adjoining wc. In addition to this there is a further double width tarmac driveway with access via timber double gates which then gives access to a further large brick-built detached garage.

### The Grounds

The property sits in grounds approaching approximately just under 0.25 of an acre and comprise: Fantastic wrap-a-round gardens, full of nooks and crannies, having a large variety of plants, flowers, hedges, trees, with pleasing outside seating areas (which make full use of the fantastic outlook over local farmland), small orchard with fruit trees. There is a little stream running through the middle of the grounds with stepping stones and little footbridges linking up to the other side of the gardens. There is a garden pond with a fountain to front and a courtyard to rear benefitting from a superb al fresco dining area situated over the veranda. There is also a wooden summer house. Adjacent to this is a cedar wooden greenhouse and the grounds of the property are enclosed.

### Garage

25'8" x 8'11"

Having up and over door, fitted power and light, cold tap, workbench and upvc double glazed window to rear.

### Adjoining WC

Having low flush wc, tiled floor, extractor fan to ceiling.

### Further detached garage

19'11" x 12'11"

Having up and over door, fitted power and light, workbench, telephone extension point.

### Summer house

12'8" x 9'8"

Having electric and lighting.

### 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 E

### 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.

