



1 Poolside, Bayston Hill, Shrewsbury, SY3 0JW

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**Offers in the region of £214,995**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Occupying a pleasing position within this favoured residential location. This is a well presented, much improved and extended three bedroom semi-detached house which boasts instantly appealing living accommodation throughout, a generous brick paved driveway, garage with adjoining garden store and good sized rear enclosed gardens. The property is close to excellent local amenities which include convenience store, bakery, hairdressers, takeaway outlets, schooling and medical practice and is also well placed for easy reach for the Meole Brace retail park, local by pass linking up to the M54 motorway network and the historic town centre of Shrewsbury. Early viewing is recommended by the selling agent.

**Accommodation:**

Entrance hallway, lounge, extended refitted family kitchen / diner, first floor landing, three bedrooms, refitted bathroom, generous brick paved driveway, garage with adjoining garden store, good sized rear enclosed gardens, gas fired central heating, upvc double glazing.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

**Hallway:**

Having engineered wooden flooring, radiator. Door from hallway gives access to:

**Lounge:**

15'11 x 11'10 (4.85m x 3.61m)  
Having engineered wooden flooring, upvc double glazed window to front, radiator, wood burning stove, coving to ceiling. Door from lounge gives access to:

**A spacious extended refitted family kitchen / diner:**

18'6 x 11'7 max reducing 10'10 min (5.64m x 3.53m max reducing 3.30m min)

**The kitchen area:**

Having a range of refitted eye level and base units with built-in cupboards and drawers, Range style cooker with twin oven and six ring stainless steel gas hob, fitted wooden style worktops with inset sink drainer unit with mixer tap over, glass display cabinet, tiled splash surrounds, tiled floor, wall-hung heated radiator, coving to ceiling (space for American style fridge freezer), large walk-in pantry and laundry cupboard (space for washing machine), integrated dishwasher, coving to ceiling.

**The dining area:**

Having two roof windows, upvc double glazed windows to side, tiled floor, radiator, upvc double glazed french

doors giving access to the rear garden, upvc double glazed windows to side.

From hallway stairs rise to:

**First floor landing:**

Having upvc double glazed window to side, loft access. Doors from first floor landing give access to all bedrooms and refitted bathroom.

**Bedroom one:**

14'6 x 9'1 (4.42m x 2.77m)  
Having upvc double glazed window to front, radiator, coving to ceiling.

**Bedroom two:**

10'1 x 9'1 (3.07m x 2.77m)  
Having upvc double glazed window to rear, radiator, coving to ceiling.

**Bedroom three:**

9'6 max reducing 7'3 min x 5'9 (2.90m max reducing 2.21m min x 1.75m)  
Having upvc double glazed window to front, radiator, coving to ceiling, shelved storage cupboard.

**Refitted bathroom:**

Having a three piece white suite comprising: P-shaped panelled bath with mixer shower over, wall-hung wash hand basin with mixer tap over, low flush wc, tiled floor, part tiled to walls, heated chrome style towel rail, extractor fan.

**Outside:**

To the front of the property there is a low maintenance gravelled section. To the side of this there is a generous brick paved driveway with twin timber gates leading to a further brick paved parking area with outside cold tap. Access is then given to a detached brick-built garage. Adjoining the garage is a garden store with electricity point. In between the house and garage access is given to a particularly good sized rear garden which comprise: Indian sandstone paved patio area, lawned garden, mature hedging and shrubs and outside lighting points.

**Garage:**

Having an up and over door, glazed window.

**Adjoining garden store:**

8'10 x 8'1 (2.69m x 2.46m)

**Services:**

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

**Tenure:**

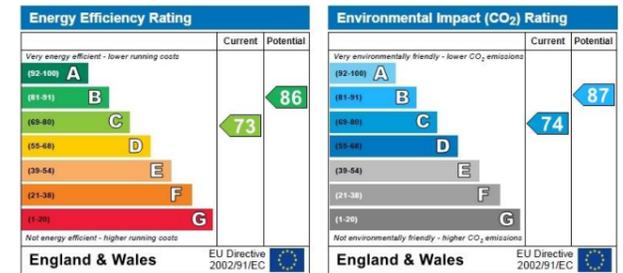
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOOR PLANS**

