

20 Gorse Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JL

www.hbshrop.co.uk



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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.
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Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN. This is a particularly spacious, cherished and appealing three bedroom detached family home. The property occupies a lovely position with a generous sized rear garden bordering local farmland. Bayston Hill is a popular residential location having excellent amenities and being well placed for access to the Meole Brace retail park, local bypass linking up to the M54 motorway network and the Shrewsbury town centre. The accommodation briefly comprises the following: Entrance porch, reception hallway, cloakroom, lounge, kitchen/diner, first floor landing, three bedrooms, bathroom, generous brick paved driveway providing ample off street parking for a number of vehicles, substantial tandem garage, attractive well established good sized rear enclosed gardens which border local farmland, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Early viewing is highly recommended.

The accommodation in greater detail comprises:

Upvc double glazed double doors give access to:

Entrance porch

Having brick base, range of upvc double glazed windows, tiled floor.

Upvc double glazed door gives access to:

Reception hallway

Having coving to ceiling, cloaks cupboard, radiator, double glazed window, double glazed door giving access to side of property, dado rail.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, double glazed window to rear, vinyl tiled effect floor covering, coving to ceiling.

Door from reception hallway gives access to:

Lounge

14'0 x 13'10

Having double glazed windows to front, radiator, open fire set to a tiled hearth with tiled mantle, coving to ceiling.

Arch from lounge and door from reception hallway gives access to:

Kitchen/diner

17'1 x 9'9

The dining area comprises: radiator, coving to ceiling, double glazed sliding patio door giving access to rear gardens. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, double glazed window overlooking the properties rear gardens, tiled floor, under-stairs pantry store cupboard, space for appliances.

From reception hallway stairs rise to:

First floor landing

Having double glazed window to side, coving to ceiling, cupboard housing (gas fired central heating boiler (condemned).

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

Bedroom one

14'1 max x 9'7

Having double glazed window to front, radiator.

Bedroom two

10'3 x 10'1

Having double glazed window with pleasing aspect to rear, radiator, loft access.

Bedroom three

8'6 x 7'2

Having double glazed window to front, radiator, stairhead with open fronted store cupboard with shelving to side.

Bathroom

Having a three piece suite comprising: timber style panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, radiator, shelved store cupboard, double glass window to side, part tiled to walls, dado rail.

Outside

To the front of the property there are neatly kept mature shrubs, bushes, flowers etc and a generous sized brick paved driveway providing ample off street parking.

From the driveway twin timber double doors give access to:

Large tandem garage

35'0 x 7'8

Having glazed windows, service door to side and service door giving access to the properties rear gardens.

Gated pedestrian side access then leads to a paved pathway at the side of the property with door giving access to:

Laundry/washroom

6'9 x 5'2

Rear gardens

The properties rear gardens are a fantastic feature of the property offering an open aspect to rear. They comprise: paved patio area, raised decked sections, feature garden pond, lawned gardens, crazy paved patio area, paved pathway, raised beds, a variety of specimen shrubs, plants, bushes and trees. The rear gardens are enclosed and border local farmland

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

