



49 Green Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0NR

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 their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £258,000

Viewing: strictly by appointment through the agent

Having well proportioned and well improved living accommodation, this is an appealing three bedroom semi detached house, occupying a pleasant position within popular and convenient residential location. Bayston hill is a much favoured residential location, having an excellent variety of local amenities. The property is well placed within easy access to Meole brace retail park, local bypass which links up to the M54 motorway network and Shrewsbury town centre. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, refitted kitchen with a range of built-in appliances, first floor landing, three bedrooms, refitted bathroom, front and rear enclosed gardens, driveway, UPVC double glazing, electric heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway

Having wood effect flooring, radiator, shelved storage cupboard, coving to ceiling.

Door from entrance hallway gives access to:

Lounge/diner

22'9 x 10'10" max reducing down 7'10 min
Having UPVC double glazed window to front, UPVC double glazed sliding patio door giving access to rear gardens, wall mounted electric heater, coving to ceiling, dado rail, wood burning stove set a tiled heath with decorative fire surround.

Door from lounge/diner gives access to:

Re-fitted kitchen

8'8 x 8'2
The vendor informs us that the kitchen was refitted in 2024 and comprises: Modern eye level and base units with built in cupboards and drawers, integrated double oven, slim line dishwasher, four ring electric hob with cooker canopy over, fitted wooden style worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to rear, LED recessed spotlights to ceiling, wood effect flooring, under stairs storage cupboard, UPVC double glazed door giving access to side of property, space for washing machine.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit.

Doors then gives access to : Three bedrooms and re-fitted bathroom.

Bedroom one

12'0" max into recess reducing down to 10'3 min x
Having UPVC double glazed window to front, wall mounted electric heater, fitted double wardrobes with storage cupboards above.

Bedroom two

10'6" x 8'7"
Having a range of fitted wardrobes, shelved storage cupboard and eye level storage cupboards above, UPVC double glazed window to rear and wall mounted electric heater.

Bedroom three

7'10" x 6'0"
Having UPVC double glazed window to front, fitted store cupboards, wall mounted electric heater.

Re-fitted bathroom

Comprising: Panel bath with electric shower over, folding glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, UPVC double glazed window to rear, heated chrome style towel rail , vinyl floor covering, tiled to walls.

Outside

To the front of the property there is a lawned garden with stoned edging and low rise brick walling screening the pedestrian pathway. To side of this there is a generous driveway providing ample off street parking for a number of vehicles. Gated pedestrian access then leads to a side paved patio area which in turn gives access to the property's rear gardens comprising paved sun terrace with outside cold tap, lawned gardens, stone and paved areas, timber garden shed, timber and glazed summer house. The rear gardens are enclosed by fencing and mature conifers.

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.

COUNICL 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		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

