

11 Newbrook Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0QG

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 Over £299,950

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position within a lovely cul-de-sac position, this is a neatly presented, well maintained and deceptively spacious three bedroom detached house, which is being offered For Sale with NO UPWARD CHAIN. Opportunities exist, to add a fourth bedroom over utility room/ garage, or convert garage into additional reception room or bedroom (at No's. 4, 5 & 9), and opportunities for a ground floor side/rear extension or conservatory, can be considered by the new owner's, should they wish. Bayston Hill is a popular residential location having an excellent range of local amenities, Infants and Junior Schools, and is well placed for easy access to the Meole Brace Retail Park, the local by pass and the historic town centre of Shrewsbury. Viewing is recommended by the selling agent.

Accommodation

Entrance vestibule, lounge, separate dining room, kitchen / breakfast room, utility room, shower room, first floor landing, three bedrooms, bathroom, front and southerly facing rear enclosed gardens, generous driveway, garage, gas fired central heating, upvc double glazing, NO UPWARD CHAIN.

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:

Entrance vestibule

Having circular glazed window to side, wooden framed glazed door gives access to:

Lounge

18'0 x 9'7

Having upvc double glazed window to front, radiator, coal effect electric fire set to a marble style hearth with decorative fire surround, coving to ceiling. Wooden framed glazed door from lounge gives access to:

Dining room

12'11 x 9'5

Having double glazed upvc sliding patio doors giving access to the rear gardens, radiator, coving to ceiling. Wooden framed glazed sliding door from dining room gives access to:

Kitchen / breakfast room

12'11 x 8'1

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, upvc double glazed window, vinyl floor covering, radiator. Wooden framed glazed door from kitchen / breakfast room gives access to:

Utility room

9'1 x 8'10

Having base units with fitted worktop with inset stainless steel sink, upvc double glazed window to the rear, upvc double glazed door giving access to the rear gardens, tiled splash surrounds, service door to garage. From utility room door gives access to:

Shower room

Having tiled shower cubicle, low flush WC, radiator, wall-mounted extractor fan, upvc double glazed window.

From dining room stairs rise to:

First floor landing

Having loft access, upvc double glazed window to side, two linen store cupboards. Doors then give access to three bedrooms and bathroom.

Bedroom

11'1 x 9'10

Having upvc double glazed window to the front, radiator, fitted wardrobes and shelving.

Bedroom

11'0 x 10;2

Having upvc double glazed window to rear, radiator, two fitted wardrobes.

Bedroom

6'11 x 6'8

Having upvc double glazed window to the front, radiator, coving to ceiling.

Bathroom

Having a three piece colored suite comprising: a panelled bath, pedestal wash hand basin, low flush WC, upvc double glazed window to side, radiator, fully tiled to walls.

Outside

To the front of the property there is a generous lawned garden with mature tree and shrubs with a paved pathway giving access to the property's from entrance door. To the side of this, there is a generous sized tarmac driveway which gives access to:

Garage

17'2 x 9'2

Having an up and over door, upvc double glazed window to rear, wall-mounted gas fired central heating boiler.

Gated pedestrian side access then leads to a side garden comprising: lawned garden, well stocked borders, low rise brick walling with timber fencing above. Access then is given to the property's southerly facing rear gardens comprising: large paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, outside cold tap. The rear gardens are enclosed.

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.

Council Tax Banding D

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 for sales).

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			81
(69-80) C		66	
(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

