

39 Meadowbrook, Bayston Hill, Shrewsbury, Shropshire,
SY3 0PU

www.hbshrop.co.uk



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Offers In The Region Of £260,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position. This is a well presented, improved and particularly spacious three bedroom semi-detached house. Bayston Hill has an excellent variety of local amenities and is well placed for easy access to the Meole Brace Retail Park, medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and viewing comes highly recommended by the selling agent.

The accommodation briefly comprises: Entrance hall, lounge, modern re-fitted kitchen/diner, side lobby, cloakroom (WC), first floor landing, three bedrooms, bathroom, generous driveway, large brick built garage, southerly facing rear gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

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

Entrance hallway

Having wood effect flooring, radiator, recessed spotlights to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Lounge

16'11 x 11'10

Having upvc double glazed window to front, radiator, coving to ceiling, wood effect flooring.

From lounge access is then given to:

Modern re-fitted Kitchen/diner

12'9 x 10'8

Having a range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with inset stainless steel sink, coving to ceiling, wood effect flooring, upvc double glazed window to rear

Part glazed door from kitchen/diner gives access to:

Side lobby

Having wood effect flooring, upvc double glazed door giving access to side of property, pantry style storage cupboard with space for washing machine.

Door from side lobby gives access to:

Cloakroom

Having low flush WC, wash hand basin with storage cupboards below, wall mounted gas fired central heating boiler, heated chrome style towel rail, wood effect flooring.

From lounge stairs rise to:

First floor landing

Having upvc double glazed window to side, loft access, airing cupboard, with hot water tank cylinder unit and over-stairs storage cupboard.

Doors from first floor landing then give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

11'10 x 10'7

Having upvc double glazed window to rear, radiator, built-in wardrobe.

Bedroom two

10'6 x 9'7

Having upvc double glazed window to front, radiator, built-in wardrobe.

Bedroom three

7'2" x 6'8"

Having upvc double glazed window to front, radiator.

Bathroom

Having a white suite comprising: timber style panel bath with electric shower over, pedestal wash hand basin, low flush WC, two upvc double glazed window to rear, heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance paved area which could provide additional parking if required. To the side of this there generous driveway which gives access to:

Large brick built garage with twin timber doors

Having lighting and electric sockets.

In between the house and garage pedestrian gated access leads to the property's:

Southerly facing rear gardens

Having paved patio area, raised lawn gardens, paved pathway then leads to a low maintenance partial screened stone section. mature shrubs and bushes, outside electricity point, lighting point, cold water tape. The rear gardens are enclosed by fencing.

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

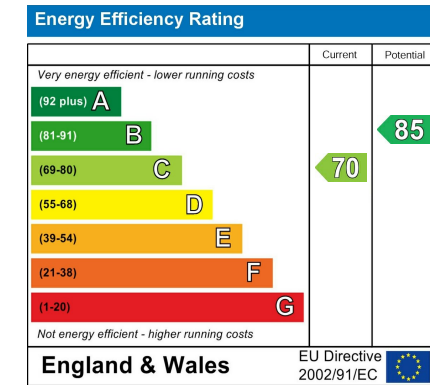
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

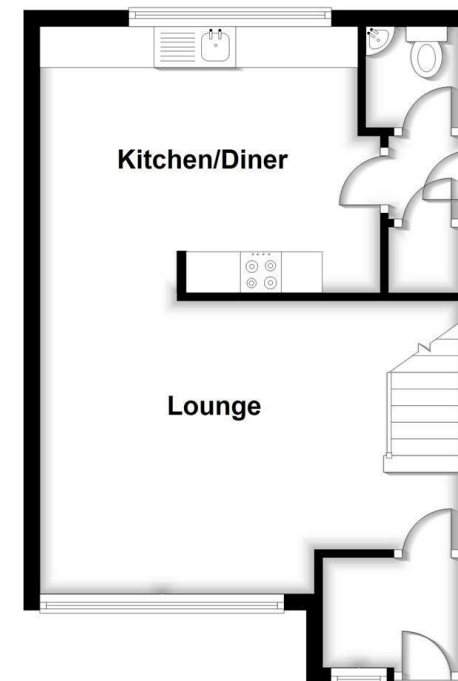
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

Ground Floor



First Floor

