

24 Hollies Drive, Bayston Hill, Shrewsbury, Shropshire,  
SY3 0NN

[www.hbshrop.co.uk](http://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 £314,995**

Viewing: strictly by appointment through the agent



Offering stunning panoramic views to the rear towards the Shrewsbury town centre, Haughmond Hill, The Wrekin and beyond, this is a versatile, spacious, much improved and extended two/three bedroom semi detached bungalow being offered for sale with NO UPWARD CHAIN. The property is within striking distance of excellent local amenities which Bayston Hill has to offer and is well placed for access to Meole Brace retail park and Shrewsbury bypass that links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, lounge with feature upvc double glazed lantern roof, dining room/ bedroom, modern re-fitted kitchen/diner, two further double bedrooms, dressing room/study, re-fitted wet room, front and rear gardens, spectacular panoramic views to rear towards the Shrewsbury town centre, Haughmond Hill, The Wrekin and beyond, driveway, detached sectional garage, gas fired central heating, upvc double glazing. NO UPWARD CHAIN. Viewing is recommended.

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

#### Hallway

Having radiator, dado rail, recessed LED spotlights to ceiling.

Wooden framed door from hallway gives access to:

#### Re-fitted kitchen/diner

14'0 x 13'7 max

Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, wall mounted Worcester gas fired central heating boiler, tiled splash surrounds, recessed spotlights to ceiling, shelved pantry store cupboard, vinyl floor covering, upvc double glazed French doors giving access to rear gardens taking full advantage of the spectacular panoramic views, radiator, dado rail.

Door from kitchen/diner and from hallway gives access to:

#### Bedroom

13'7 x 12'11

Having upvc double glazed window to front, radiator, electric fire set to hearth with decorative fire surround, coving to ceiling.

From hallway door gives access to:

#### Bedroom

14'3 x 9'8

Having upvc double glazed window to front, radiator, loft access.

Door from hallway gives access to:

#### Bedroom/dining room

14'1 x 9'9

Having coving to ceiling, radiator.

Sliding door from bedroom and dining room gives access to:

#### Dressing room/study

14'3 x 5'6

Having two upvc double glazed windows, heated chrome style towel rail, additional radiator, wall mounted extractor fan, recessed spotlights to ceiling.

From dining room/bedroom square arch gives access to:

#### Lounge

15'8 x 11'2

Having lantern upvc double glazed roof with recessed spotlights, range of upvc double glazed windows taking full advantage of the spectacular panoramic views, wall mounted electric heater, radiator, TV aerial point upvc double glazed French doors giving access to rear gardens.

Door from hallway gives access to:

#### Re-fitted wet room

Having wall hung drench shower with hand-held attachment off, pedestal wash hand basin, low flush WC, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling, non-slip floor covering, wall hung heated towel rail.

#### Outside

To the front of the property there is a lawned garden with a stoned borders and inset shrubs and picket fencing. To the side of this there is a tarmac driveway providing ample off street parking for 2 vehicles. Access is then given to:

#### Detached sectional garage

11'5 x 7'9 approx

Having up and over door.

Gated side access then leads to the property's pleasant:

#### Rear gardens

Having featured raised decked area, paved patio, lawned gardens, stoned sections, inset shrubs and bushes. The rear gardens are enclosed by hedging and fencing and take full advantage of the spectacular panoramic views towards The Wrekin, Haughmond and beyond.

#### 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(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

