



21 Cornwall Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0EP

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.
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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Occupying a lovely end of cul-de-sac position within this desirable residential location, this is a well presented deceptively spacious and cherished two double bedroom detached bungalow. The bungalow sits on a generous plot with gardens to front, side and rear and has well proportioned living accommodation throughout and is offered For Sale with NO UPWARD CHAIN. Bayston Hill has an excellent variety of amenities and is well placed for easy access to the Meole Brace retail park and Shrewsbury town centre. Viewing is recommended by the selling agent.

Accommodation

Reception hallway, lounge, separate dining room, kitchen, two double bedrooms, attractive bathroom, good size front, side and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Canopy over, upvc double glazed entrance door gives access to:

Reception hallway

Having loft access, radiator, telephone point, store cupboard.

Door from reception hallway gives access to:

Lounge

14'5 x 12'11

Having upvc double glazed window to front, radiator, contemporary stone effect electric fire set to a stone style fire surround with timber mantle, coving to ceiling.

From reception hallway door gives access to:

Dining room

16'4 x 8'9

Having sliding upvc double glazed patio door giving access to side and rear gardens, radiator, coving to ceiling.

Arch from dining room gives access to:

Kitchen

15'2 x 8'0

Having a range of eye level and base unit with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, two upvc double glazed windows, radiator, tiled splash surrounds, upvc double glazed door giving access to rear gardens, wall mounted gas fired central heating boiler, glass display cabinets.

From reception hallway door gives access to: Two double bedrooms and bathroom.

Bedroom

11'11 x 11'11

Having upvc double glazed window to rear, fitted wardrobes with bedside cabinets, radiator.

Bedroom

12'0 x 10'4

Having upvc double glazed window to front, radiator, range of fitted wardrobes with eye level storage cupboards.

Bathroom

Having a four piece suite comprising: timber style panel bath, tiled shower cubicle, wash hand basin, low flush WC, part tiled to walls, tiled floor, upvc double glazed window to side, linen store cupboard.

Outside

To the front of the property there is a tarmac driveway providing off street parking for at least two vehicles, From the driveway access is given to:

Garage

22'0 x 7'11

Having roller door to front, fitted power and light, upvc double glazed window to rear, upvc double glazed door giving access to side of property.

From the driveway access is given to a well stocked front garden with pathway leading to a generous sized side garden comprising: paved patio area, stoned sections, featured garden pond, inset shrubs, plants and bushes.

Paved pathway then gives access to the:

Rear gardens

Which comprises: lawned garden, paved pathways, stoned sections, a variety of well established shrubs, plants and bushes, timber garden shed with electricity, glazed greenhouse. The side and 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.

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		63	
(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

