

13 Beeches Road, Bayston Hill, Shrewsbury, Shropshire,  
SY3 0PG

[www.hbshrop.co.uk](http://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 £275,000**

Viewing: strictly by appointment through the agent

This is a well presented, improved and appealing two double bedroom detached bungalow being offered for sale with NO UPWARD CHAIN. The bungalow is close to excellent amenities including good schools, a range of shops, Doctor's Surgery, frequent bus service and is well placed for easy access to the Meole Brace retail park and the Shrewsbury by-pass with M54 Motorway link to the West Midlands and the Shrewsbury town centre. The accommodation briefly comprises the following: Reception hallway, lounge, re-fitted kitchen/diner, upvc double glazed garden room, two double bedrooms, re-fitted shower room, front and rear enclosed gardens, generous driveway, good sized brick built garage, upvc double glazing gas fired central heating, Early viewing is highly recommended.

The accommodation in greater detail comprises:

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

**Reception hallway**

Having wood effect flooring, radiator, store cupboard housing electricity consumer unit.

Panelled door from reception hallway gives access to:

**Lounge**

15'11 x 10'10

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

Wooden framed glazed doors from lounge and panelled door from reception hallway gives access to:

**Re-fitted kitchen/diner**

15'11 x 10'9

Having a range of modern and eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated stainless steel finished oven, four ring stainless steel finished gas hob with concealed cooker canopy over, tiled splash surrounds, tiled floor, upvc double glazed window to front, radiator, cupboard housing gas fired central heating boiler and hot water tank cylinder unit, space for appliances,

Upvc double glazed door from kitchen/diner gives access to:

**Garden room**

12'1 x 6'5

Having a range of upvc double glazed windows, upvc double glazed doors to front and rear, upvc double glazed roof, tiled floor.

From reception hallway panelled doors give access to: Two double bedrooms and re-fitted shower room.

**Bedroom one**

10'10 x 10'3

Having upvc double glazed window to rear, radiator, wood effect flooring.

**Bedroom two**

10'11 x 10'5

Having upvc double glazed window to rear, radiator, wood effect flooring.

**Shower room**

Having tiled corner shower cubicle, low flush WC, pedestal wash hand basin, fully tiled to walls, tiled floor, upvc double glazed window to side, heated towel rail.

**Outside**

To the front of the property there is a neatly kept lawned garden with low rise brick walling, timber fencing to side and inset shrubs, paved pathway gives access to front door. To the side of this there is a generous tarmac driveway which gives access to:

**Garage**

22'4 x 9'2

Having up and over door, glazed window to rear and two service doors to side.

**Rear gardens**

To the rear of the property there is an enclosed garden comprising; paved patio area, lawned garden, timber garden shed, mature shrubs and bushes, outside lighting point.

**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.

**Disclamier**

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			85
(81-91) B			
(69-80) C		67	
(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**

