

9 Poolside, Bayston Hill, Shrewsbury, Shropshire, SY3
0-1W

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 £290,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN and occupying a pleasing cul-de-sac position. This is an extended and spacious four bedroom semi detached house. The property is situated within this favoured residential location within close proximity to an excellent variety of local amenities schooling, Meole Brace Retail Park and is well placed for easy access to the local by-pass, linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises the following: Entrance hallway, lounge, dining room, upvc double glazed garden room, kitchen, first floor landing, four bedrooms, shower room, low maintenance front garden, attractive rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

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

Hallway

Having radiator.

Door from hallway gives access to:

Lounge

15'10 x 11'10

Having upvc double glazed window to front radiator, coving to ceiling, wall light points, coal effect electric fire set to marble style hearth with decorative fire surround.

Arch from lounge gives access to:

Dining room

15'2 x 8'8

Having radiator, wall mounted gas fired central heating boiler, shelved storage cupboard, coving to ceiling, radiator.

Sliding door from dining room gives access to:

Upvc double glazed garden room

12'3 x 8'1

Having brick base, range of upvc double glazed windows, spotlights to ceiling, wall mounted electric heater.

Wooden framed door from dining room gives access to:

Kitchen

9'4 x 7'1

Having eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, vinyl wood effect floor covering, radiator, service door to garage.

From hallway stairs rise to:

First floor landing

Having two loft accesses, upvc double glazed window to side, wall mounted thermostat control unit.

Doors from first floor landing then give access to: Four bedrooms and shower room

Bedroom one

15'2 max reducing down to 9'1 x 14'7 max

Having two upvc double glazed windows to front, radiator.

Bedroom two

9'11 x 9'1

Having upvc double glazed window to rear, radiator.

Bedroom three

11'8 x 6'8

Having upvc double glazed window to rear, radiator.

Bedroom four

8'10 x 6'10

Having upvc double glazed window to rear, radiator.

Shower room

Having tiled shower cubicle, WC with hidden cistern, wash hand basin set to vanity unit, fully tiled to walls, upvc double glazed window to rear, vinyl floor covering, heated towel rail.

Outside

To the front of the property there is a low maintenance front garden having stoned and paved areas. To the side of this there is a tarmacadam driveway which gives access to:

Garage

16'6 x 7'6

Having up and over door.

Rear gardens

Comprise: paved patio area, lawned garden, mature shrubs, plants, bushes and trees, timber workshop with adjoining garden shed. 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.

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		84
(69-80) C	72	
(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

