

13 Burnell Close, Bayston Hill, Shrewsbury, Shropshire,
SY3 0PW

www.hbshrop.co.uk



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Offers In The Region Of £289,995

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position along with NO UPWARD CHAIN, this is a totally renovated, extended and beautifully presented three bedroom semi detached house. The property boasts light and airy and most appealing living accommodation throughout which will be attractive to a number of buyers. Bayston Hill is a popular location for many buyers, having an excellent variety of amenities, local schooling and is well placed for easy access to the county town of Shrewsbury and local by-pass, linking up to the motorway network. Early viewing comes highly recommended by the sole selling agent.

The accommodation briefly comprises of the following: Entrance hallway, re-fitted cloakroom, extended lounge, brand new impressive re-fitted kitchen/diner, first floor landing, three bedrooms, brand new stylish re-fitted family bathroom, generous driveway, rear enclosed gardens, new gas fired central heating, new roof, rewired, UPVC double glazing, NO UPWARD CHAIN, popular residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring.

Door to:

Brand new re-fitted cloakroom

Having low flush WC with hidden cistern, wash hand basin with storage cupboard below and mixer tap over, wood effect flooring, radiator, extractor fan to ceiling.

Door from entrance hallway gives access to

Extended lounge

17'4 max reducing down to 11'11 x 17'0

Having wood effect flooring, radiator, under-stairs storage cupboard, TV aerial point.

Door from extended lounge gives access to:

Impressive brand new kitchen/diner

16'11 x 10'7

The kitchen area comprises: A range of modern eye level and base units with built-in cupboard and drawers, integrated double oven, fridge and freezer, space for further appliances, stylish fitted worktops with inset stainless steel 1 1/2 sink drainer unit and mixer tap over, four ring induction hob with concealed cooker canopy over, wood effect flooring, UPVC double glazed window to side, LED recessed spotlights to ceiling.

The dining area comprises: UPVC double glazed French doors giving access to rear gardens wood effect flooring, radiator, LED recessed spotlights to ceiling.

From lounge stairs rise to:

First floor landing

Having brand new fitted carpets, UPVC double glazed window to side, linen store cupboard, loft access with pull down ladder.

From first floor landing doors then give access to: Three bedrooms and brand new re-fitted bathroom.

Bedroom one

12'3 x 9'8

Having UPVC double glazed window to front, radiator, brand new fitted carpet, TV aerial point.

Bedroom two

10'6 x 9'8 excluding recess

Having UPVC double glazed window to rear, radiator, TV aerial point, brand new fitted carpet.

Bedroom three

7'11 max x 7'1

Having UPVC double glaze window to front, radiator, over-stairs storage cupboard, brand new fitted carpet.

Brand new re-fitted bathroom

Having a modern three piece suite comprising: panel bath with drench shower over plus additional shower attachment off mixer tap, WC with hidden cistern, shaped wash hand basin with mixer tap over and storage cupboard below, vinyl wood effect flooring, UPVC double glazed window to rear, heated chrome style towel rail.

Outside

To the front and side of the property there is a generous stoned brick edge driveway providing off street parking.

Gated access then leads to the property's:

Rear gardens

Having brick edged paved patio, timber garden shed with a power supply (a double socket and is fed from underground), lawned garden, low maintenance stone section with mature tree, outside lighting point. 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 B

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).

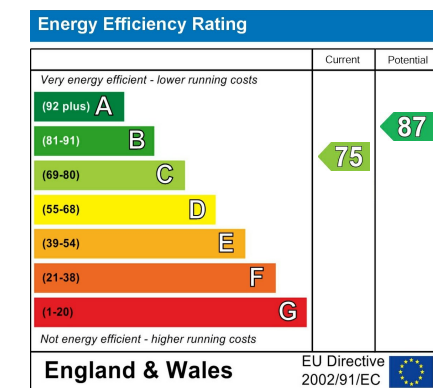
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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

