

Ashlyns, The Common, Bayston Hill, Shrewsbury, Shropshire,
SY3 0EA

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.

Having a pleasing aspect over a large local green, this is a particularly spacious and well proportioned three bedroom double fronted semi detached house. The property is situated within this popular residential location having excellent amenities and being well placed for easy access to the Meole Brace Retail park, local bypass linking up to the M4 motorway network and Shrewsbury town centre. Early viewing is recommended.

The accommodation briefly comprises of the following: Storm porch, entrance hallway, lounge, dining room, extended kitchen/breakfast room, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, stone driveway, UPVC double glazing, gas fired central heating, pleasing aspect to front, popular residential location.

The accommodation in greater detail comprises:

Storm porch with wooden entrance door with glazed window to side gives access to:

Entrance hallway

Having wood effect flooring, store cupboard.

Door from entrance hallway gives access to:

Lounge

19'5 x 11'2 excluding recess

Having UPVC double glazed window to front and rear of property, two radiators, wood effect flooring.

Door from entrance hallway gives access to:

Dining room

10'5 x 8'4 excluding recess

Having UPVC double glazed window to front, wood effect flooring, radiator.

Door from dining room gives access to:

Kitchen/breakfast room

16'3 x 10'5

Having a range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit, breakfast bar, space for appliances, vinyl floor covering, two UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to rear, cupboard housing gas fired central heating boiler, plus additional storage cupboard to side, loft access.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom one

10'11 excluding wardrobe recess x 10'8

Having UPVC double glazed window with pleasing aspect to local green, radiator, range of fitted wardrobes, over stairs stairs shelved storage cupboard.

Bedroom two

11'3 x 11'3

Having UPVC double glazed window with pleasing aspect towards local green, wood effect flooring, radiator, fitted store cupboard.

Bedroom three

7'11 x 7'9

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

Bathroom

Having a timber style panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, part tiled to walls, UPVC double glazed window to rear, vinyl floor covering, radiator.

Outside

To the front of the property there is a stone driveway providing off street parking, pathway giving access to front door with lawn garden shrubs and mature tree. Gated pedestrian side access then leads to the property's:

Rear gardens

Having paved patio area, stone section, lawn gardens. The rear gardens are enclosed by fencing and brick walling.

Agents' Notes

Holland Broadbridge would like to advise prospective purchasers that Ashlyns, The Common, Bayston Hill, Shrewsbury, SY3 0EA is currently let with a sitting tenant. In the event of a sale being agreed, the appropriate notice period will be arranged, and the seller is fully committed to ensuring the property is offered with vacant possession within the expected timeframe for a smooth and straightforward transition.

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).

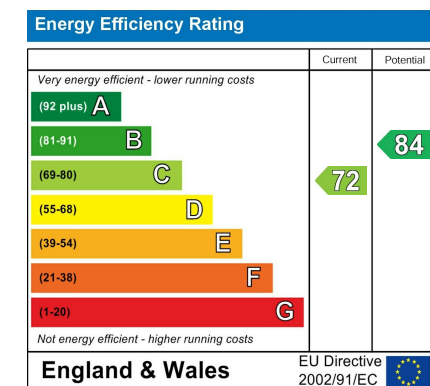
Referral fee disclaimer

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.



FLOORPLANS

