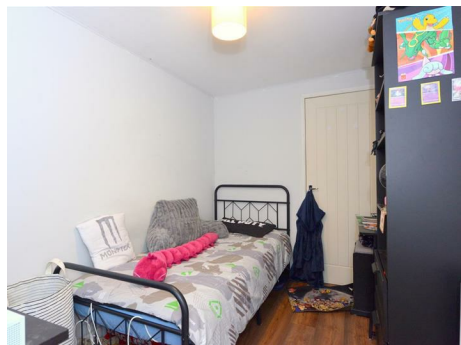
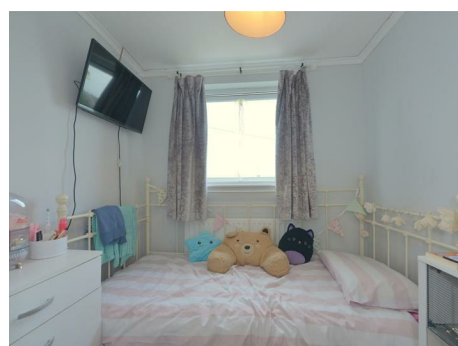




6 Glebe Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0PJ

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:

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Offers In The Region Of £289,995

Viewing: strictly by appointment through the agent

An improved three bedroom semi detached house set in the thriving village of Bayston Hill. The property offers excellent existing proportions and enjoys a convenient position in this much sought after edge of town location, ideally placed for schooling and is well placed for easy access to the A5/ M54 motorway network. The particular feature of the property is the open aspect beyond over neighbouring fields and is well placed within easy reach of excellent amenities and facilities including schools, public houses, takeaway, churches, doctors and a regular bus service to the Shrewsbury town centre. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Enclosed entrance porch, lounge, kitchen/dining room, utility room, garage which has been converted to additional reception room leaving a storage area to the front, first floor landing, three bedrooms, bathroom, brick paved and gravel forecourt with ample parking, south facing rear enclosed gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance gives access to:

Enclosed entrance porch

Having laminate wood effect flooring, UPVC double glazed windows.

From entrance door gives access to:

Lounge

17'0 x 12'6

Having UPVC double glazed window to front, double radiator, laminate wood effect flooring, fireplace with wooden surround and hearth, staircase leading off, coving to ceiling.

Door from lounge gives access to:

Kitchen/dining room

17'0 x 10'11

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, built-in Indesit electric induction hob with electric oven below and extractor above, double radiator, laminate wood effect flooring, UPVC double glazed window overlooking rear garden, wall mounted Alfa E-Tec 28Nx gas fired central heating boiler, space for washing machine, space for dishwasher, door to useful storage cupboard.

From kitchen/diner door gives access to:

Former utility room

12'3 x 7'8

Having laminate wooden flooring, radiator, UPVC double glazed window door and window to rear garden.

Door and step down to from utility room into:

Additional reception (which is formally part of th

Having radiator, wooden laminate flooring. Door into remainder of:

Garage/storage room

6'10 x 6'2

Having up and over door.

From lounge stairs rise to:

First floor landing

Having UPVC double glazed window to side, access to roof space, airing cupboard with slated shelving.

From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

11'4 x 9'10

Having UPVC double glazed window overlooking rear garden and neighbouring farmland and beyond, radiator, picture rail.

Bedroom two

11'3 x 11'4

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

Bedroom three

8'4 x 7'2

Having UPVC double glazed window to front and door leading into built-in wardrobe.

Bathroom

Having a panel bath with glazed shower screen Triton Riba electric shower, extractor fan, wash hand basin, low flush WC, fully tiled to walls, radiator, UPVC double glazed window and pull cord.

Outside

The property is approached via a brick paved driveway with additional gravel parking area, electric car charging point to front, outside light. A particular feature of the property is the:

South facing enclosed rear garden

Having paved sun terrace, pathway flanked to other side by lawn with flower and shrub borders, outside lighting, outside cold water tap.

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).

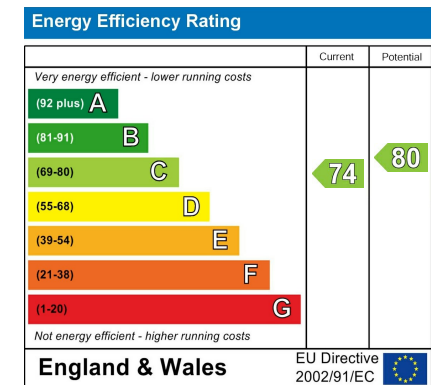
Referral fee disclaimer

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

