

22 Fairview Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0LE

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.

Offered for sale with NO UPWARD CHAIN, this deceptively spacious, extended, well-maintained and improved three-bedroom detached home occupies an attractive position within this highly desirable residential area of Bayston Hill. The property offers well-balanced and versatile accommodation throughout, making it ideal for a variety of purchasers, including families, professional couples and those seeking additional living space. Bayston Hill benefits from an excellent range of local amenities, including shops, a public house, primary school and doctors' surgery, all set against the backdrop of the beautiful Shropshire countryside. Further amenities, shopping facilities and leisure opportunities are readily available at Meole Brace Retail Park and within Shrewsbury Town Centre, both of which are easily accessible. With its appealing location, generous accommodation and the added advantage of no upward chain, early viewing is strongly recommended to fully appreciate all that this excellent home has to offer.

The property is offered for sale by Traditional Auction, operated by iamsold Limited.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The accommodation briefly comprises

Entrance hallway, lounge, dining room, modern re-fitted kitchen, rear lobby, shower room, first floor landing having three good size bedrooms, re-fitted bathroom, separate WC, driveway, large carport, detached brick-built garage, front and southerly facing rear enclosed gardens, uPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail

uPVC double glazed entrance door, uPVC double glazed window to the side gives access to:

Entrance hallway

Having under stairs storage cupboard, radiator. Door from entrance hallway gives access to:

Lounge

12'10 x 10'10
Having uPVC double glazed window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, radiator. Wooden framed glazed sliding doors from lounge gives access to:

Dining room

10'6 x 9'1
Having uPVC double glazed window to the rear with uPVC double glazed door giving access to the rear gardens, radiator.

Door from entrance hallway gives access to:

Re-fitted kitchen

10'5 x 8'2
Having modern eye level and base units with built-in cupboards and drawers, integrated Neff tilt and slide oven with microwave combination oven above, stainless steel finished Neff four ring gas hob with cooker canopy over, integrated fridge, space for further appliances, fitted work tops with inset ceramic sink drainer unit with mixer tap over, uPVC double glazed window, wood effect flooring, tiled splash surrounds. Wooden framed glazed door from re-fitted kitchen gives access to:

Rear lobby

Having period style tiled floor, uPVC double glazed door which gives access to large carport. From rear lobby part glazed wooden framed door gives access to:

Shower room

Having tiled shower cubicle with shower over, low flush WC, pedestal wash hand basin, non-slip floor covering, uPVC double glazed window to the rear, wall-mounted electric pull-cord heater, wall-mounted heated chrome style towel rail, recessed spot lights to ceiling, shaver point.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, loft access. From first floor landing doors give access to three bedrooms, bathroom and separate WC.

Bedroom one

13'4 x 8'0 excluding wardrobe recess
Having uPVC double glazed window to the front, radiator, a range of fitted wardrobes, shelved storage cupboards and centralised chest of drawers with matching bed side cabinets.

Bedroom two

8'9 x 10'0
Having uPVC double glazed window to the rear, linen store cupboards housing cylinder tank, radiator.

Bedroom three

9'10 x 7'3 max
Having uPVC double glazed window to the front, radiator, fitted storage cupboard / wardrobe.

Re-fitted bathroom

Having paneled bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin, part tiled to walls, heated chrome style towel rail, mirror fronted bathroom cabinet, pull-cord wall-mounted electric heater, uPVC double glazed window to the rear, heated chrome style towel rail.

Separate WC

Having low flush WC, uPVC double glazed window to the side.

Outside

To the front of the property there is a lawned garden, closed by three sides by mature hedging, inset shrubs, paved pathway gives access to front entrance door. To the front of the property there is a concrete driveway with timber double doors giving access to:

Large carport

38'4 x 8'2 max
Having polycarbonate roof, outside lighting point, cold water tap. From carport access is given to:

Detached brick-built garage

Having up and over door.

In between the house and garage access is given to the property's:

Rear gardens

Having paved patio area, garden pond, stoned sections, lawned gardens, well stocked borders containing a variety of shrubs, pants and bushes. The rear gardens offer a southerly facing aspect and are enclosed.

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

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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

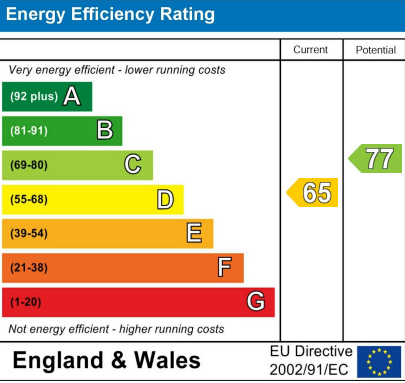
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

