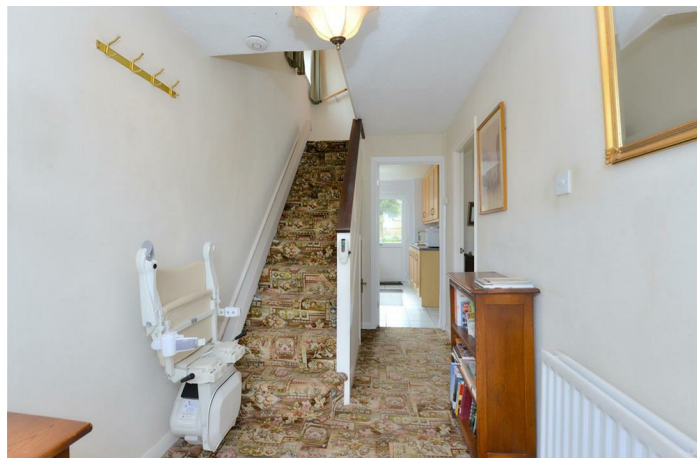




20 Fairview Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0LE

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.

Offers In The Region Of £235,000

Viewing: strictly by appointment through the agent

Situated within this highly desirable village of Bayston Hill, this well proportioned three-bedroom chalet style semi-detached family home enjoys a pleasant position on Fairview Drive, a well established residential area located just a short distance from Shrewsbury town centre and excellent local amenities. The village itself offers a range of facilities including, shops, a primary school, medical centre, public houses and regular bus service together with convenient access to A5/M54 road network for commuters. The property has the benefit of NO UPWARD CHAIN and forms part of a popular residential area predominantly made up of family houses, offering a quiet suburban setting with countryside nearby . Viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Storm canopy, entrance hall, lounge, dining room, lean to conservatory, kitchen, first floor landing, three bedrooms, shower room, tarmacadam driveway, detached garage, front and neatly kept rear enclosed garden, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN, popular residential location.

The accommodation in greater detail comprises:

Storm canopy with two steps to UPVC double glazed entrance door with side screen gives access to:

Entrance hall

Having double radiators, staircase leading off, under-stairs storage cupboard.

Door from entrance hall gives access to:

Lounge

13'2 x 10'4 max

Having gas coal effect living flame fire with wooden surround and raised hearth inset, UPVC double glazed window to front, radiator, TV aerial point.

Door from lounge gives access to:

Dining room

11'6 x 8'11

Having double radiator.

From dining room door gives access to:

Conservatory

9'0 x 7'8

Having sealed unit UPVC double glazed windows, polycarbonated roof, door leading to enclosed rear garden.

Door from dining room and entrance hall gives access to:

Kitchen

11'7 x 7'5

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, space for washing machine, integrated fridge, four ring gas hob with extractor above and Bosch electric double oven and grill below, UPVC double glazed window to side, PVC door leading to rear garden with window to side.

From entrance hall stairs rise to:

Half landing

Having UPVC double glazed window to side, main landing giving access to loft access.

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

Bedroom one

13'1 x 10'0

Having UPVC double glazed window to front, radiator, fitted double wardrobes with drawers below set to corner

Bedroom two

10'8 x 10'0

Having UPVC double glazed window to rear, radiator, airing cupboard housing Worcester wall mounted gas fired central heating boiler providing domestic hot water and central heating.

Bedroom three

9'11 x 6'5

Having UPVC double glazed window to front, radiator.

Shower room

Having walk-in glazed shower cubicle with Grohe shower, fully tiled to cubicle, vanity unit with mixer tap over, low flush WC concealed cistern, double radiator, heated chrome style towel rail, UPVC double glazed window.

Outside

The property is approached via a tarmacadam driveway flanked by front garden which is laid to lawn having flower and shrub borders. From the driveway access is given to:

Detached garage

16'8 x 7'8

Having double wooden doors, power and lighting, rear service door.

Neatly kept rear enclosed gardens

Having paved patio steps up to raised lawn with mature flower and shrub border, outside light to front, outside tap, useful timber garden shed.

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

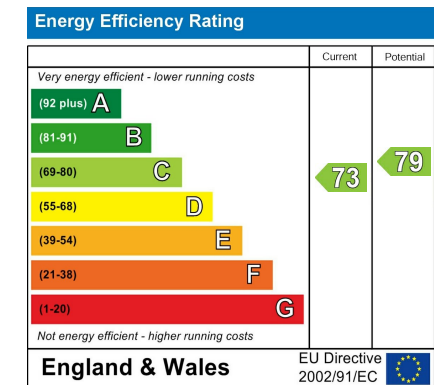
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

