

10 Beeches Drive, Bayston Hill, Shrewsbury, Shropshire,  
SY3 0PQ

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**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.
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**Offers In The Region Of £265,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is an enhanced three bedroom semi-detached house offering well proportioned living accommodation throughout. The property is located within Bayston Hill, a popular residential location south of Shrewsbury. An array of excellent amenities can be found within the village some of which include: convenience store, public house, takeaway outlets and schooling. The property is within easy reach of Meole Brace retail park along with the Shrewsbury town centre and local bypass. The property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, first floor landing, three bedrooms, refitted shower room, low maintenance front garden, rear enclosed garden, good size driveway, garage with adjoining WC, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having tiled effect flooring, radiator, UPVC double glazed window, cloaks cupboard.

Door from entrance hallway gives access to:

**Lounge**

13'4 x 10'11

Having UPVC double glazed window to front, TV media wall, tiled effect floor covering.

Arch from lounge gives access to:

**Refitted kitchen/diner**

17'2 x 10'2 max reducing down to 7'2 min

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, integrated oven, microwave, four ring induction hob, space for upright fridge freezer, kitchen island /breakfast bar, radiator, double glazed sliding door giving access to rear gardens, UPVC double glazed door giving access to side of property, UPVC double glazed window to rear, tiled splash surrounds.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side. loft access, cupboard housing gas fired central heating boiler, over stairs shelved storage cupboard.

Doors from first floor landing then give access to:

Three bedrooms and shower room.

**Bedroom one**

11'2 x 9'3 excluding recess

Having UPVC double glazed window to front, radiator.

**Bedroom two**

10'6 x 8'3

Having UPVC double glazed window to rear, radiator, fitted wardrobes.

**Bedroom three**

7'6 x 7'2

Having UPVC double glazed window to front, radiator.

**Shower room**

Having large shower cubicle, wash hand basin set to vanity unit, WC with hidden cistern, heated chrome style towel rail, UPVC double glazed window to rear, shaver point, vinyl floor covering, heated chrome style towel rail.

**Outside**

To the front of property there is a low maintenance stone front garden. to the side of this there is a tarmac driveway which provides ample off street parking and gives access to:

**Brick built single garage with adjoining WC**

Side access then leads to the property's:

**Rear garden**

Having large paved patio with matching pathway, lawn garden with inset shrubs and bushes. The rear garden is 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 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.

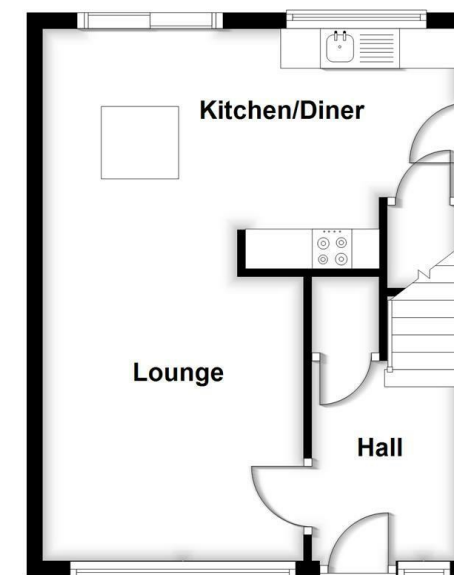
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		95	96
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

**Ground Floor**



**First Floor**

