

70 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LR

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**Offers In The Region Of £189,995**

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, with rear gardens bordering a local open space, this two-bedroom semi-detached bungalow is offered for sale with no upward chain.

Bayston Hill is a popular residential location, well served by an excellent range of local amenities and ideally situated for easy access to Meole Brace Retail Park, Shrewsbury town centre, and the local bypass.

This property is expected to appeal to a wide range of buyers, and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge/diner, kitchen, inner hallway, two bedrooms, bathroom, front and rear enclosed gardens bordering local playing fields, driveway, electric heating, UPVC double glazing. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance hallway**

Having airing cupboard.

Door from entrance hallway gives access to:

**Lounge/diner**

15'11 x 10'4

Having UPVC double glazed window to front, wall mounted gas fire, TV aerial point, wall mounted electric heater.

Door from lounge/diner gives access to:

**Kitchen**

7'9 x 5'2

Having eye level and base units, fitted worktop, stainless steel drainer unit, shelved store cupboard, vinyl floor covering, wall mounted electric heater, UPVC double glazed window to side, wall mounted extractor fan, tiled splash surrounds.

From lounge/diner sliding door gives access to:

**Inner hallway**

From inner hallway doors then give access to: Two bedroom and bathroom.

**Bedroom one**

13'4 x 7'9

Having wall mounted electric heater, UPVC double glazed window to rear, fitted shelved storage cupboard.

**Bedroom two**

9'6" x 6'11"

Having UPVC double glazed door giving access to rear garden with UPVC double glazed window to side, wall mounted electric heater, loft access.

**Bathroom**

Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled to walls, UPVC double glazed window to side, wall mounted pull cord, electric heater, tiled floor.

**Outside**

The property occupies a pleasing cul-de-sac position. To the front there is a lawn garden with inset shrubs, paved and stone driveway, low maintenance barked area with inset shrubs. Gated side access then leads to the property's

**Pleasing rear gardens**

Comprising: Paved patio, lawn garden, mature shrubs, plants and bushes, two timber garden sheds. The rear gardens have a pleasing aspect over local playing fields.

**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 B**

**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.

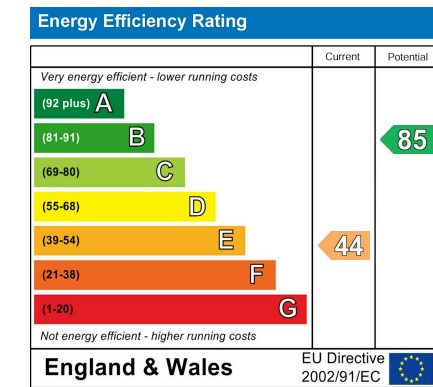
**Disclaimer**

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**

Ground Floor

