

5 Green Lane, Bayston Hill, Shrewsbury, Shropshire, SY3
0NS

www.hbshrop.co.uk



Offers In The Region Of £259,950

Viewing: strictly by appointment
through the agent

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.
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A well proportioned, deceptively spacious and enhanced three bedroom semi detached house. The property occupies a pleasant position within this popular residential location. Bayston Hill is serviced by excellent local amenities and is well placed for easy access to the Meole Brace Retail park, local bypass and medieval town centre of Shrewsbury. This property will appeal to many buyers and early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, L shaped lounge/diner, UPVC double glazed conservatory, attractive kitchen, first floor landing, three bedrooms, refitted shower room, low maintenance front and rear enclosed gardens, generous driveway, carport, workshop, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to front, part period style tiled floor and wood effect flooring, radiator, coving to ceiling.

Doorway from hallway gives access to:

L shaped lounge/diner

22'1 x 10'10 max reducing down to 7'7 min

Having UPVC double glazed window to front, coving to ceiling, wood effect flooring, wood burning stove with timber mantle above, recessed spotlights to ceiling, radiator.

Double glazed sliding door from L shaped lounge/diner gives access to:

UPVC double glazed conservatory

7'7 x 7'0

Having a range of UPVC double glazed windows overlooking the properties rear garden, UPVC double glazed French doors giving access to rear gardens, UPVC double glazed roof, vinyl tiled effect floor covering.

Folding door from reception hallway gives access to:

Attractive kitchen

9'7 x 8'9

Having attractive eye level and base units with built-in cupboards and drawers, glass display cabinet, wine rack, fitted worktops with inset 1 1/2 sink drainer unit, four ring electric hob, integrated oven, free standing washing machine, dishwasher and fridge, UPVC double glazed window to rear, wall mounted gas fired central heating boiler, stable style part glazed door giving access to side of property/carport.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, wood effect flooring, shelved storage cupboard, loft access with pull down ladder leading to a useful loft space which has been partially converted.

Doors from first floor landing then give access to: Three bedrooms and refitted shower room.

Bedroom one

11'6 x 9'1

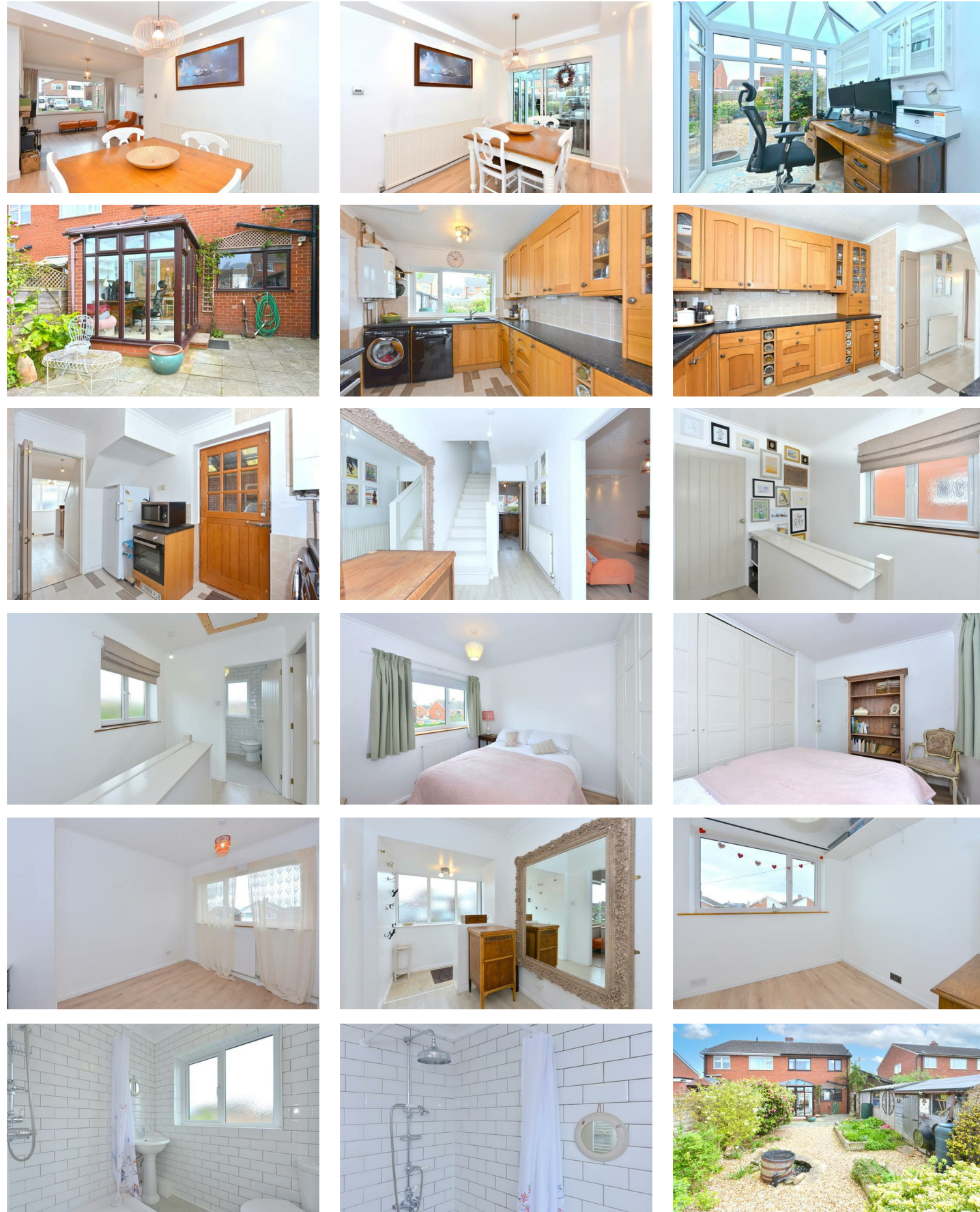
Having UPVC double glazed window to front, radiator, wood effect flooring,

Bedroom two

10'6 x 8'7

Having UPVC double glazed window to rear radiator, free standing wardrobe, coving to ceiling.





Bedroom three

7'10 x 7'4

Having UPVC double glazed window to front, radiator, wood effect floor covering.

Refitted shower room

Having shower tray with drench shower over plus hand-held shower attachment off, pedestal wash hand basin with mixer tap over, low flush WC, vinyl floor covering, fully tiled to walls, UPVC double glazed window to rear, heated towel rail, coving to ceiling.

Outside

To the front of the property there is a low maintenance stone frontage with inset shrubs. This could provide further off street parking if required. To the side of this there is a generous driveway providing ample off street parking which gives access to carport. Gated pedestrian side access leads to the property's:

Low maintenance rear garden

Comprising: paved patio with outside cold tap and lighting point, stone sections, raised beds, feature garden pond, water feature, well established shrubs, plans and bushes. Within the rear garden there is a:

Sectional workshop

15'6 x 7'10

Having fitted power and light and good size timber garden shed. The rear gardens 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

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.

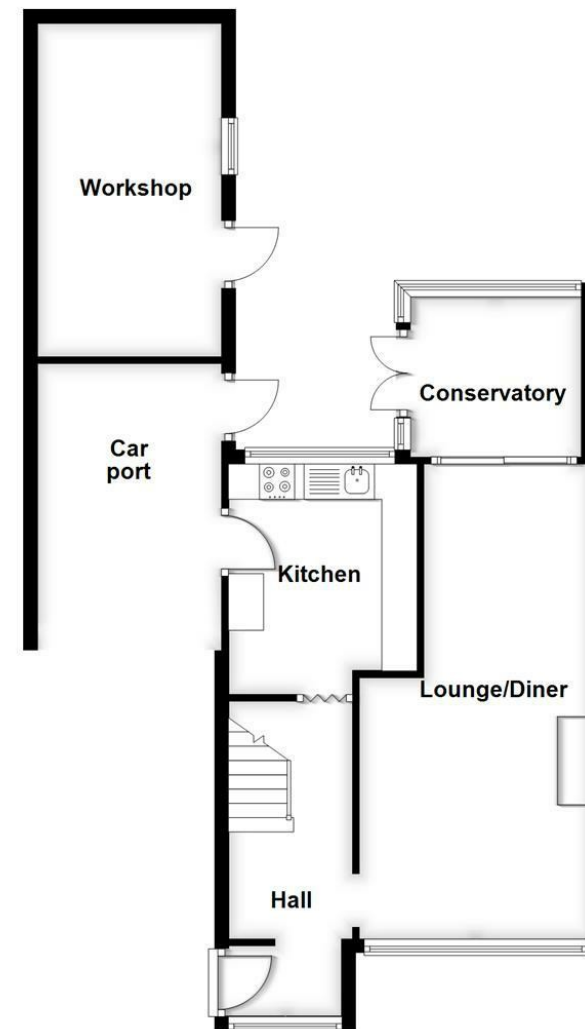
Disclaimer

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.

Ground Floor



First Floor

