

17 Overdale Road, Bayston Hill, Shrewsbury, Shropshire,  
SY3 0LF

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £285,000**

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.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



Offered for sale with NO UPWARD CHAIN and occupying a pleasing corner plot position, this is a well presented, much improved and extended three bedroom semi detached house. The property is situated within Bayston Hill, a popular residential location serviced by an array of excellent local amenities. The property is well placed for easy access to the Meole Brace retail park, local bypass which links up to the M54 motorway network and the Shrewsbury town centre. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive refitted extended kitchen/diner, study area, first floor landing, three bedrooms, modern refitted bathroom, front, side and rear enclosed garden, driveway, partially converted garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Entrance hallway**

Having two UPVC double glazed windows, understairs storage cupboard, tiled floor.

Door from entrance hallway gives access to:

**Lounge**

13'0 x 10'2

Having two UPVC double glazed windows to front, radiator, wood effect flooring.

Double doors from lounge and door from inner hallway gives access to:

**Modern refitted kitchen/diner**

17'5 max x 16'7 max

The kitchen area comprises: A range of attractive, replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset sink with mixer tap over, cupboard housing gas fired central heating boiler, integrated washing machine, space for range style cooker, space for American style fridge-freezer ( these could be included by separate negotiation if required), two UPVC double glazed window to side, UPVC double glazed sliding patio door giving access to rear gardens.

The dining area comprises: Wood effect flooring, radiator.

From kitchen/diner access is given to:

**Study area**

7'10 x 5'8

Having UPVC double glazed window to rear, wood effect flooring.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed window to side, loft access with pull down ladder leading to a useful boarded attic space.

From first floor landing doors give access to: Three bedrooms and refitted bathroom.

**Bedroom one**

12'11 x 9'11

Having UPVC double glazed window to front, radiator.

**Bedroom two**

10'9 x 9'11

Having UPVC double glazed window to rear, radiator, built-in wardrobe with fitted hanging rail.





#### Bedroom three

9'11 max reducing down to 7'8 min x 6'5

Having over stairs storage cupboard, UPVC double glazed window to front, radiator.

#### Refitted bathroom

Having a modern three piece suite comprising: P shaped panel bath with drench shower over and hand-held shower attachment off with glazed shower screen to side, wash hand basin with fountain effect mixer tap over and storage cupboard below, WC with hidden cistern, tiled to walls, tiled floor, heated chrome style towel rail, UPVC double glazed window to rear, recessed spotlights to ceiling.

#### Outside

The property occupies a pleasing corner plot position. To the front there are lawn gardens with mature hedging screening the road and raised floral bed, stone pathway then gives access to front door and to the side gardens of the property which is comprise further lawn gardens, mature hedging with access leading to the property's:

#### Rear gardens

Having low maintenance stone section, raised beds, lawn garden, decked area with timber pergola and outside power point. Beyond the rear garden there is a double width stone driveway providing off street parking with access to:

#### Partially converted garage

17'1 x 8'4

Having up and over door, UPVC double glazed window to rear, UPVC double glazed service door to side, wood effect flooring and wall mounted electric heater.

#### 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.

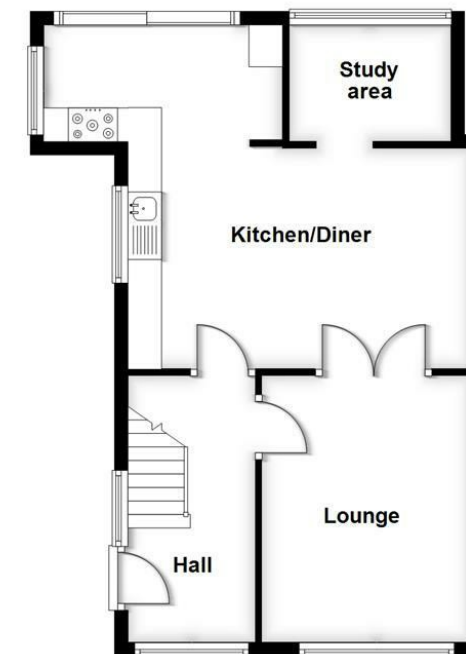
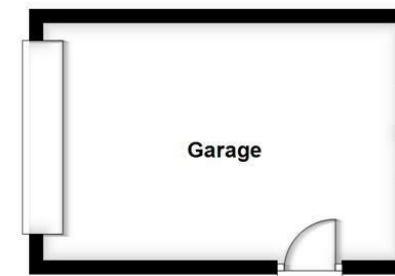
#### Disclaimer

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

