HOLLAND BROADBRIDGE

The Property Ombudsman

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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.

HOLLAND BROADBRIDGE

60 Glebe Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0PN

www.hbshrop.co.uk

Offers Over £210,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Offers Over
£210,000

Situated in the highly sought-after residential village of Bayston Hill, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers, or those looking to upsize.

Bayston Hill benefits from a wide range of excellent local amenities, including a medical practice, well-regarded schools, a convenience store, takeaway outlets, a public house, and access to beautiful countryside walks.

Offered to the market with NO UPWARD CHAIN, the property presents an excellent opportunity for a smooth and straightforward purchase. The accommodation is well-proportioned throughout, providing a welcoming and practical layout suited to modern living.

Early viewing is highly recommended by the selling agent to fully appreciate all that this property has to offer.

The accommodation in greater detail

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Entrance hallway
Having radiator. Wooden framed glazed door from entrance hallway gives access to:

Lounge
13'10 x 11'8
Having UPVC double glazed window to front, radiator, painted exposed brick fire surround with timber mantle and TV aerial point, Wooden framed glazed door from lounge gives access to:

Kitchen / diner
17'0 x 11'0
Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, free standing oven with grill and four ring electric hob with extractor fan over (extractor fan in need of repair), free standing fridge/freezer, radiator, UPVC double glazed window to rear, coving to ceiling, UPVC double glazed door giving access to side of property and store cupboard housing replaced electricity consumer unit.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, airing cupboard and over stairs store cupboard housing gas fired central heating boiler. From first floor landing doors give access to three bedrooms and bathroom.

Bedroom one
11'4 max reducing down to 9'3 minimum x 10'8
Having UPVC double glazed window to rear and fitted shelved storage cupboard, radiator.

Bedroom two
10'5 x 9'7
Having built-in wardrobe, radiator, UPVC double glazed window with pleasing aspect over neighbouring properties and towards the Shrewsbury town centre and beyond.

Bedroom three
7'2 x 6'9
Having radiator, UPVC double glazed window to front with pleasing aspect over neighbouring properties and towards the Shrewsbury town centre and beyond.

Bathroom
Having a three piece suite comprising: P shape panel with electric shower over, wall hung wash hand basin, low flush wc, tiled to walls, two UPVC double glazed windows to rear, recess spotlights to ceiling and wall mounted pullcord electric heater.

Outside
To the front of the property there is a lawned garden with paved path giving access to front door. To the side of this there is a driveway which extends to the side of the property providing ample off-street parking for a number of vehicles. The rear gardens comprise: Paved patio, lawned garden, mature conifers, timber garden shed and the rear gardens are 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.

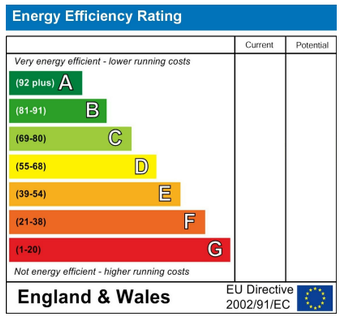
COUNCIL TAX BAND B

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.

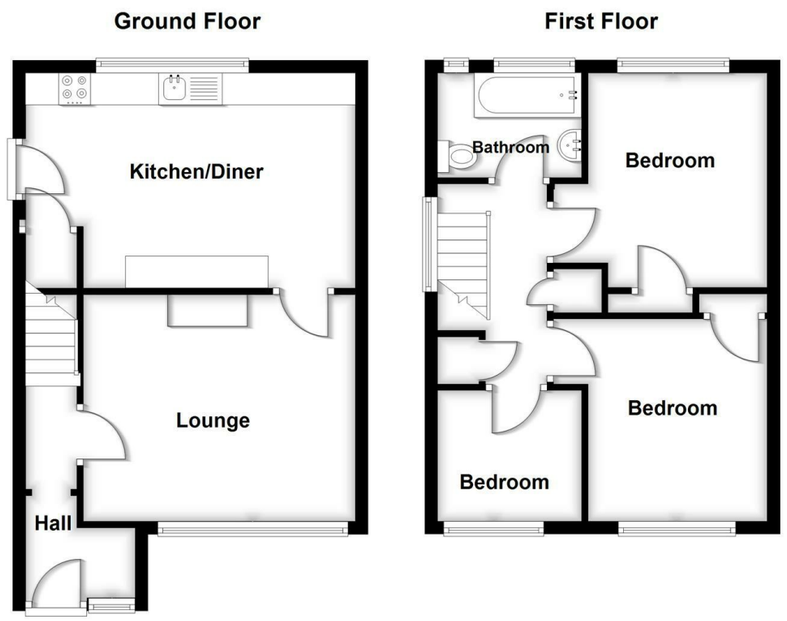
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral 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



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