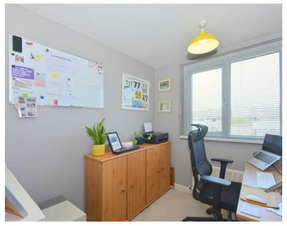
HOLLAND BROADBRIDGE

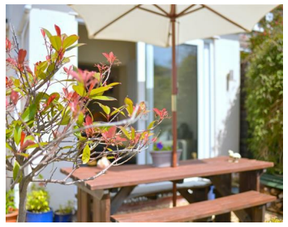













The Property Ombudsman

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:
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HOLLAND BROADBRIDGE

19 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LJ

www.hbshrop.co.uk






Offers In The Region Of £289,950

Viewing: strictly by appointment through the agent

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

t: **01743 357000**
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HOLLAND BROADBRIDGE

19 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LJ

Offers In The Region Of

£289,950

Offering improved, extended and well presented living accommodation throughout this is an appealing three bedroom semi-detached house which occupies a pleasant position within this popular residential location. Bayston Hill is serviced by excellent amenities and is well placed for easy access to the Meole Brace retail park, medieval town Centre of Shrewsbury and local by-pass. This property will be of interest to a number of buyers and early viewing comes highly recommend by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, extended kitchen / diner / family room, first floor landing, three bedrooms, refitted bathroom, attractive front and Southernly facing rear enclosed gardens, generous driveway, single garage, UPVC double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance porch
Having tiled floor, two UPVC double glazed windows and recess spotlights to ceiling. Wooden framed glazed door from entrance porch gives access to:

Entrance hallway
Having radiator, under stairs storage cupboard.

Door from entrance hallway gives access to:

Lounge
12'11 x 10'3
Having UPVC double glazed window to front, radiator and coal effect gas fire set to a stone style hearth with matching fire surround.

Wooden framed glazed door from entrance hallway gives access to:

Kitchen / diner / family room
20'1 max reducing to 15'3 minmum x 16'7 max
The kitchen area comprises: Attractive eye level and base units with built-in cupboards and drawers, integrated double oven, fridge / freezer, dishwasher, four ring induction hob with concealed cooker canopy over, plate warming drawer, space for washing machine, tiled floor, fitted wooden style worktops with inset 1 1/2 sink and mixer tap over, UPVC double glazed window to side, UPVC double glazed door giving access to rear gardens and recess spotlights to ceiling. The dining area comprises: Oak wood effect flooring, radiator and recess spotlights to ceiling. The family area comprises: Oak wood effect flooring, two Velux double glazed roof windows, recess spotlights to ceiling, wall hung radiator and UPVC double glazed sliding patio door giving access to rear of gardens.

From entrance hallway stairs rise to:

First floor landing
Having loft access and UPVC double glazed window to side. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

Bedroom one
12'10 x 9'11
Having UPVC double glazed window to front and radiator.

Bedroom two
10'9 max x 9'11
Having UPVC double glazed window to rear, radiator and cupboard housing gas fired central heating boiler.

Bedroom three
10'0 max reducing to 7'10 minimum x 6'5
Having UPVC double glazed window to front, radiator and over stairs storage cupboard.

Re-fitted bathroom
Having a three piece suite comprising: Panel bath with drench shower over plus additional handheld mixer attachment off, wash hand basin set to vanity unit, low flush wc with hidden cistern, UPVC double glazed window to rear, vinyl wood effect floor covering, heated chrome style towel rail, extractor fan to ceiling and part tiled to walls.

Outside
To the front of the property there is a lawned garden with mature shrubs and low maintenance stone sections to the side of this there is a generous driveway with outside cold tap and wrought iron gates. The driveway leads to the side of the property and gives access to:

Garage
19'1 x 8'3
Having up and over door, UPVC double glazed window to rear and pedestrian service door to side. In between the house and garage gated access then leads to:

Pleasing rear garden
Which comprises: Paved area, stone sections, outside lighting point, paved pathway, paved sun terrace, lawned garden, timber garden shed, the rear gardens are enclosed and offer a Southernly facing aspect.

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

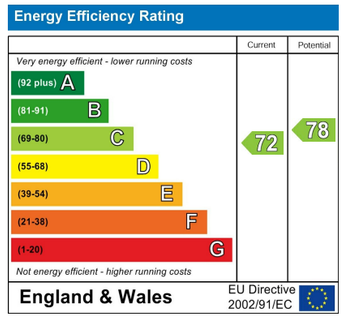
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOORPLANS



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