HOLLAND BROADBRIDGE

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HOLLAND BROADBRIDGE

24 Glebe Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0PJ

www.hbshrop.co.uk









Offers In The Region Of £285,000

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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24 Glebe Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0PJ







A deceptively spacious, neatly presented and thoughtfully extended three bedroom semi detached house, which enjoys and enviable position with a delightful aspect to the rear overlooking local farmland, which creates a wonderful sense of space and privacy. Bayston Hill is highly regarded and well established residential location, offering a good range of everyday amenities, together with excellent access to the medieval town centre of Shrewsbury, the local bypass linking up to the M54 motorway network and surround Shropshire countryside. Early viewing comes highly recommended by the agent to fully appreciate the property's accommodation, setting and appealing outlook that this home has to offer.

The accommodation briefly comprises of the following: Entrance hallway, inner hallway, lounge, dining room, garden room, kitchen, L shaped utility room, ground floor shower room with WC, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens which border local farmland, driveway, large single garage, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having UPVC double glazed window.

Door from entrance hallway gives access to:

Extended lounge
16'11 x 12'9
having UPVC double glazed window to front, radiator, stone effect electric fire set to a marble style hearth and contemporary fire surround, wall light points, timber display unit.

Door from lounge gives access to:

Dining room
17'0 x 10'7
Having radiator, understairs shelved storage cupboard.

Arch from dining room gives access to:

Garden room
8'8 x 6'3
Having double glazed sliding door giving access to rear gardens.

From dining room arch gives access to:

Kitchen
8'2 x 6'
Having eye level and base units with built-in cupboards and drawers, glass display cabinet, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, vinyl floor covering, UPVC double glazed window to rear, tiled splash surrounds.

Wooden framed glazed door from dining room gives access to:

L shaped utility room
14'0 max reducing down to 8'0 min x 8'2
Having modern eye level and base units, space for appliances, fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, radiator, wood effect vinyl floor covering, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, wall mounted gas fired central heating boiler, service door to garage.

Door from utility room gives access to:

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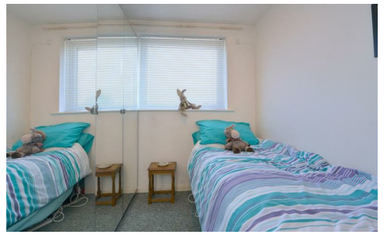















Shower room
Having shower cubicle with wall mounted electric shower, low flush WC, vinyl wood effect floor covering, heated chrome style towel rail, extractor fan to ceiling.

Wooden framed glazed door from enrtance hllway gives access to:

Inner hallway
Having radiator.

From inner hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, airing cupboard.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

Bedroom one
12'8 x 7'6
Having UPVC double glazed window to front, radiator, large part mirror fronted built-in wardrobe.

Bedroom two
10'4 x 9'11
Having UPVC double glazed window with a pleasing aspect to rear, radiator.

Bedroom three
6'8 x 5'1 excluding wardrobe recess
Having UPVC double glazed window to front, radiator, fitted mirror fronted wardrobe with open fronted shelved to side plus additional over stair display shelved unit.

Bathroom
Having a three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, radiator, tiled to walls.

Outside
To the front of the property there is a low maintenance stone frontage with raised paved pathway giving access to front door. To the side of this there is a driveway with off street parking. From driveway access is given to:

Large single garage
18'8 x 8'10
Having up and over door, fitted power and light.

Rear gardens
The rear garden offer a pleasing aspect bordering local farmland and comprise: Paved pathway, lawn garden, paved sun terrace, low maintenance bark sections, inset shrubs, plants and bushes. 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 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).

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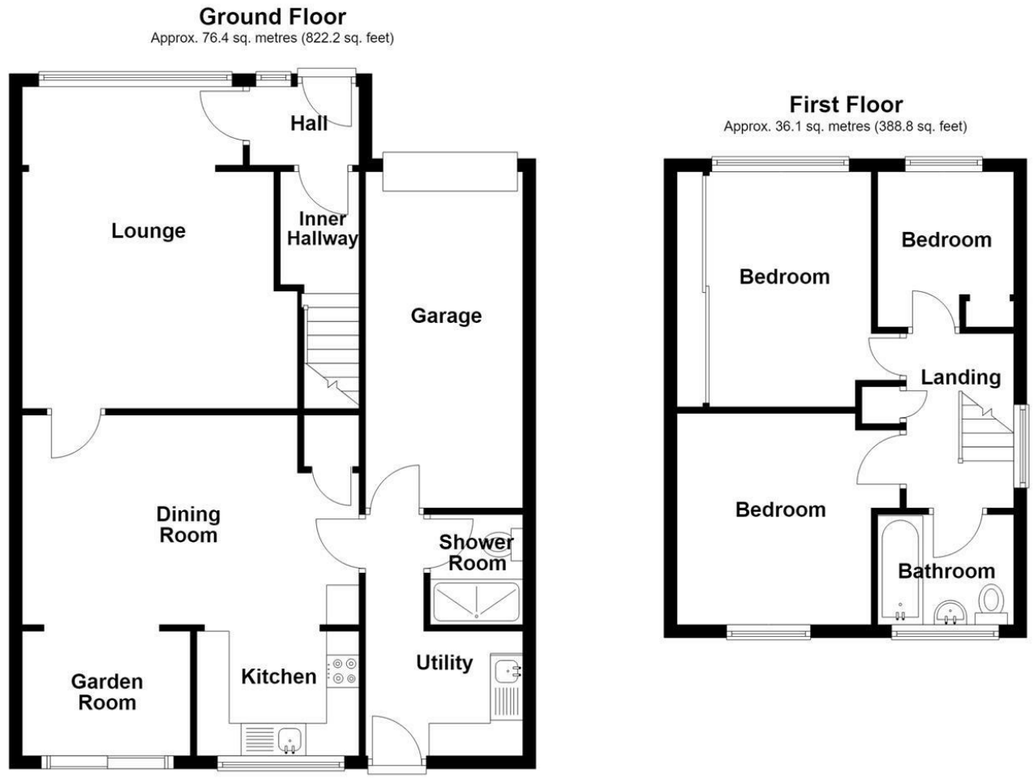
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Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service 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.



Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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