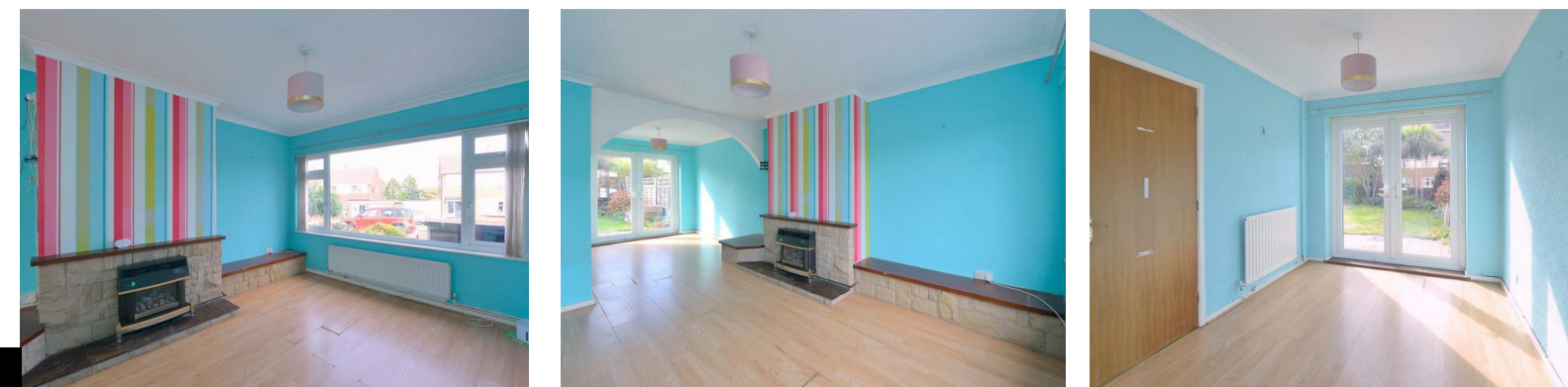


25 Green Lane, Bayston Hill, Shrewsbury, Shropshire, SY3
0NS

www.hbshrop.co.uk



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Offered for sale with NO UPWARD CHAIN, this is a well proportioned and deceptively spacious three bedroom semi detached house. The property is situated within Bayston Hill a sought after and popular residential location serviced by excellent local amenities and being well placed for easy access to the Meole Brace Retail Park, the Shrewsbury town centre and local bypass linking up to the wider motorway network. This property will appeal to many buyers and early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, refitted kitchen, L shaped laundry room, WC, boiler room, first floor landing, three bedrooms, bathroom, good size driveway, rear enclosed gardens, UPVC double glazed, gas fired central heating, NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

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

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

L shaped lounge/diner

22'9 x 10'9 max reducing down to 7'11

Having UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens, two radiators, wood effect flooring, coving to ceiling, coal effect gas fire.

Door from lounge/diner and from entrance hallway gives access to:

Refitted kitchen

10'1 x 8'9 max

Having replaced modern eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, free standing slim line dishwasher, tiled effect flooring, tiled splash surrounds, UPVC double glazed window to rear, radiator, recessed spotlights to ceiling, understairs pantry style storage cupboard, fitted worktops with inset ceramic sink with mixer tap over.

UPVC double glazed door from kitchen gives access to:

L shaped laundry room

13'8 x 9'3 max reducing down to 5'2 min

Having two UPVC double glazed windows, fitted worktop, space for further appliances, tiled floor, UPVC double glazed door giving access to rear gardens, service door to garage.

From laundry room door gives access to:

Cloakroom

Having low flush WC with fitted cistern, wash hand basin, glazed window.

Door from laundry room gives access to:

Boiler room

Having wall mounted gas fired central heating boiler.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit.

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

Bedroom one

11'9 x 9'1

Having UPVC double glazed window to front, radiator.

Bedroom two

10'6 x 9'1 excluding wardrobe recess

UPVC double glazed window to rear, radiator, fitted double wardrobe, shelved storage cupboard, eye level storage cupboards above.

Bedroom three

7'10 x 7'9

Having UPVC double glazed window to front, radiator.

Bathroom

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

Outside

To the front of the property there is a generous driveway providing off street parking for a number of vehicles. From the driveway access via up and over door or UPVC double glazed pedestrian service gives access to:

Garage

14'6 x 9'9

Rear gardens

The rear gardens comprise: Large paved patio, lawn garden, artificial lawn garden section, timber garden shed, mature shrubs, plants and bushes, outside cold tap. 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

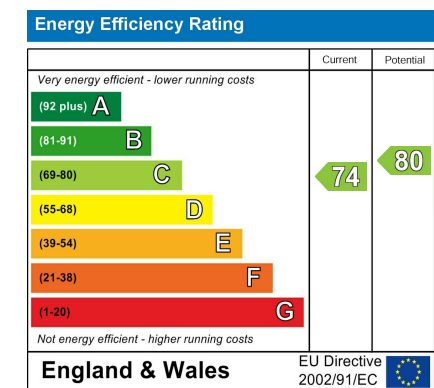
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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 enquiries.



FLOORPLANS

