HOLLAND BROADBRIDGE

HOLLAND BROADBRIDGE

10 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0DP

www.hbshrop.co.uk









Offers In The Region Of £420,000

Viewing: strictly by appointment through the agent

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

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

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:
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

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The accommodation briefly comprises of the following: Entrance hallway, attractive lounge with feature wood burning stove, separate dining room, study, refitted kitchen./breakfast room, garden room, laundry area, cloakroom, first floor landing having three bedrooms, refitted family bathroom, front and generous size low maintenance rear enclosed gardens, custom built home office/studio, large driveway providing ample off street parking for a number of vehicles, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises

Occupying a generous size corner plot within the ever popular area of Bayston Hill, this is a deceptively spacious three bedroom detached property which is been much improved by the current owners and is presented to an excellent standard throughout. Offering well proportioned accommodation, attractive living spaces and a wonderful degree of versatility, the property is ideally suited to a range of purchasers seeking a comfortable family home and having the added benefit of generous outdoor space. A particular feature is the custom made outside home office/studio providing an ideal environment for home working, running a business, pursing hobbies or creating a designated space away from the main house. The generous plot further enhances the appeal, offering plenty of scope to enjoy outdoor living and to entertain family and friends. The property is located in Bayston Hill, a highly regarded residential location on the southern outskirts of Shrewsbury, combining a strong sense of community and excellent everyday convenience. The area offers a good range of amenities, including shops, convenience stores, post office, public houses, medical practice and well regarded schooling. For commuters, the Shrewsbury town centre is readily accessible providing an extensive choice of shopping, restaurants, cafes, leisure facilities and cultural attractions. The nearby A49 and wider road networks also offer convenient connections to surrounding towns and beyond. Early viewing is recommended by the agent.

Composite double glazed entrance door gives access to:

Entrance hallway
Having tiled floor,

Door from entrance hallway gives access to:

Lounge
20'1 x 10'11
Having two UPVC double glazed window to the front, feature wood burning stove with tiled slips to side with oak timber mantel above, coved ceiling, radiator, fitted base units with display shelving above.

Wooden framed glazed door from lounge gives access to:

Dining Room
10'4 x 8'9
Having UPVC double glazed window to side, radiator, wall mounted digital heating control panel.

Door from dining room gives access to:

Study
8'9 x 6'2
Having glazed window, radiator.

Wooden framed glazed door from dining room gives access to:

Refitted kitchen/breakfast room
15'0" x 9'3"
Comprising: A range of attractive eye level and base units with built-in cupboards and drawers, free standing stainless steel finished double oven with four electric hob and stainless steel cooker canopy over, integrated dishwasher, space for upright fridge freezer, tiled splash surrounds,, tiled floor, two UPVC double glazed windows plus additional single glazed window, radiator.

Wooden framed door from refitted kitchen/breakfast room gives access to:













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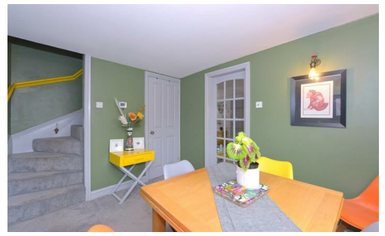







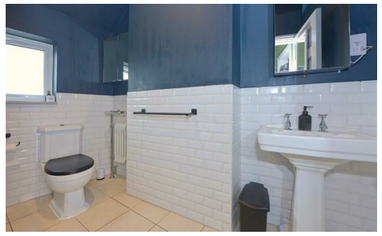



Garden room
14'4 x 8'9
Having polycarbonate roof, bi-folding doors giving access to rear gardens, wood effect flooring, wall mounted air conditioning unit.

Door from garden room gives access to:

Laundry area
6'4" x 6'9"
Having space for appliances, fitted worktop, polycarbonated roof.

Door from garden room gives access to:

Cloakroom
Having low flush WC, wash hand basin with mixer tap over, polycarbonated roof.

From the dining room stairs rise to:

First floor landing
Having loft access, linen store cupboard. Doors from first floor landing then give access to: Three bedrooms and refitted family bathroom.

Bedroom one
11'5 x 10'11
Having UPVC double glazed window to the front, radiator, base units with fitted display shelving above.

Bedroom two
10'11 x 10'8
Having UPVC double glazed window to the front, radiator.

Bedroom three
10'3 max x 8'3" max
Having UPVC double glazed window to the side, radiator.

Refitted bathroom
Having a three piece suite comprising: panel bath with drench shower over and and hand held shower attachment off, low flush WC, pedestal wash hand basin, half tiled to walls, antique style radiator with heated towel rail, mirror fronted bathroom cabinet, recessed spotlights to ceiling, UPVC double glazed window to rear, tiled floor.

Outside
To the front of the property there is a small slated area with paved pathway giving access to front door with gated pedestrian gate to covered pathway. To the side of the property there is a generous parking forecourt with raised low maintenance slated beds and contemporary timber fencing. Access is given to a further parking area/driveway. Gated access then leads to the property's rear gardens having a substantial Indian sandstone paved patio with outside cold tap, low maintenance slated section. Gated pedestrian access then leads to a further slated garden area with timber garden shed. Within the rear garden is a:

Home office/studio
18'8 x 7'8
Having double glazed bi-folding doors, wood effect flooring, recess spotlights to ceiling, 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

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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.



Total area: approx. 137.9 sq. metres (1484.3 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07917 773 528 / www.spp-property.co.uk
Plan produced using PlanUp.

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