

18 Langford Avenue, Bayston Hill, Shrewsbury,
Shropshire, SY3 0JU

www.hbshrop.co.uk



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Offers In The Region Of £325,000

Viewing: strictly by appointment
through the agent

Offered for sale with NO UPWARD CHAIN, is this deceptively spacious, well maintained and improved bay fronted three bedroom detached house, occupying a good size plot within this popular residential location. Bayston Hill is situated south of the historic town of Shrewsbury and offers an excellent range of local amenities some of which include: convenience store, public house, primary school, doctors surgery and schooling. Easy access provided to the Shrewsbury town Centre, as is the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: reception hallway, lounge, refitted kitchen/diner, UPVC double glazed conservatory, utility room, separate WC, first floor landing, three good size bedrooms, refitted shower room, front and good size rear enclosed gardens, driveway, garage with electrically operated door, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over replacement double composite entrance door gives access to:

Reception hallway

Having radiator, under stairs storage cupboard, wall mounted digital heating control panel.

Door from reception hallway gives access to:

Lounge

14'5 x 11'11

Having UPVC double glazed window to front, radiator, original fireplace wit tiled hearth and matching tiled mantel.

Door from reception hallway gives access to:

Refitted kitchen/diner

19'7 max reducing down to 17'3 min x 8'10

The kitchen/area comprises: Replace eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, space for appliances, wall mounted gas fired central heating boiler, UPVC double glazed window to rear, shelved pantry storage cupboard. The dining area comprises: Radiator

Wooden framed double door from refitted kitchen/diner gives access to:

UPVC double glazed conservatory

11'7 x 7'5

Having brick base, range of UPVC double glazed windows, polycarbonated roof, UPVC double glazed French doors giving access to rear gardens.

L shaped utility room

9'0 max x 8'3 max

Having Belfast style sink, space for appliances, UPVC double glazed windows to rear and side of property, door giving access to side of property, service door to garage.

Part glazed door from utility room gives access to:

WC

Having high flush WC, UPVC double glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, access is given to a boarded loft, linen store cupboard.

Doors from first floor landing then give access to: Three good size bedrooms and refitted shower room.

Bedroom one

11'10 x 11'4

Having UPVC double glazed window to front, radiator.

Bedroom two

11'10 x 11'2

Having UPVC double glazed window to rear, radiator.

Bedroom three

8'7 x 8'2

Having UPVC double glazed window to front, radiator.

Refitted shower room

Having walk-in tiled shower cubicle, low flush WC, wash hand basin with storage cupboard below, heated chrome style towel rail, UPVC double glazed windows to side and rear of property, vinyl floor covering.

Outside

To the front of the property there is a lawn garden with mature hedging screening the pedestrian pathway, inset shrubs, plants and bushes, crazy paved pathway giving access to front door. To the side of this there is a driveway which gives access to:

Garage

15'11 x 9'7

Having electrically operated up and over door, two glazed windows to side. Side access then leads to the property's good size:

Rear gardens

Comprising: Paved patio, lawn gardens, fruit trees, mature shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage, broadband 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
		78
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

