HOLLAND
BROADBRIDGE

The Property Ombudsman

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HOLLAND
BROADBRIDGE

31 Broad Oak Crescent, Bayston Hill, Shrewsbury, Shropshire, SY3 0NE

www.hbshrop.co.uk









Offers In The Region Of £275,000

Viewing: strictly by appointment through the agent

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5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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

HOLLAND BROADBRIDGE

**31 Broad Oak Crescent, Bayston Hill,
Shrewsbury, Shropshire, SY3 0NE**








Offered for sale with NO UPWARD CHAIN, this is a well presented, spacious and well proportioned three bedroom semi detached house. The property enjoys a lovely position, with a generous size rear gardens backing directly onto local farmland along with a delightful aspect to the rear towards surrounding countryside, Haughmond Hill and beyond. Bayston Hill is serviced by an excellent range of local amenities including: a primary school, convenience store, public houses, doctors surgery and regular public transport links. The area also offers easy access to Meole Brace Retail park, Shrewsbury town Centre and local bypass. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, dining room, UPVC double glazed conservatory, kitchen, rear lobby, WC, brick built laundry store, first floor landing, three bedrooms, refitted shower room, driveway, garage, low maintenance front garden, generous size rear enclosed garden bordering local farmland, pleasing aspect to the rear, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Entrance hallway
Having exposed wooden flooring, understairs storage cupboard, radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Bay fronted lounge
13'7 x 12'1
Having UPVC double glazed window to front, radiator, coving to ceiling.

Wooden framed glazed doors from lounge gives access to:

Dining room
10'5 x 8'11
Having coving to ceiling, vinyl floor covering, radiator, wooden framed glazed double doors with matching windows to side give access to:

UPVC double glazed conservatory
10'4 x 8'7
Having brick base, range of UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, polycarbnated roof.

Doorway from dining room and wooden glazed door from entrance hallway gives access to:

Kitchen
10'4 x 9'7
Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, fitted worktops with inset 1 1/2 stainless steel sink drainer with mixer tap over, vinyl tiled effect floor covering, tiled splash surrounds, space for appliances, recessed spotlights to ceiling, UPVC double glazed window with a pleasing aspect to rear, wooden framed glazed door from kitchen gives access to:

Rear lobby
Having service door to garage, part glazed door giving access to rear gardens.

From rear lobby door gives access to:

WC
Having low flush WC, cold water tap, wall mounted pull cord electric heater. From rear lobby door gives access to:

Laundry store
Having fitted worktops, space for appliances.

From entrance hallway stairs rise to:

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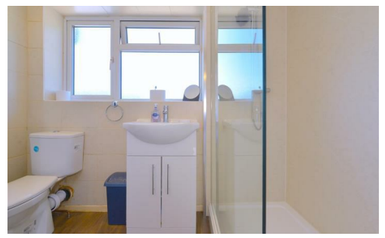





First floor landing
Having radiator, UPVC double glazed window to side, loft access, coving to ceiling, linen store cupboard.

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

Bedroom one
11'11 x 8'8 excluding wardrobe recess
Having fitted wardrobes, UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom two
10'10 x 9'11
Having UPVC double glazed window with a delightful aspect towards local farmland, countryside, Haughmond Hill and beyond, radiator, coving to ceiling.

Bedroom three
8'11 max reducing down to 5'6 min x 7'11
Having UPVC double glazed window to front, radiator, linen store cupboard.

Refitted shower room
Having a large walk-in shower cubicle with wall mounted mixer shower and drench shower over, low flush WC, wash hand basin with mixer tap over and storage cupboard below, heated towel rail, tiled to walls, vinyl wood effect floor covering, UPVC double glazed window to rear, recessed spotlights and coving to ceiling.

Outside
To the front of the property there is a low maintenance stoned frontage with could be utilized as further parking if required. Paved pathway gives access to front door. To the side of this there is a driveway which gives access to:

Garage
15'8 x 7'9
Gated pedestrian side access then leads to the property's generous size rear gardens comprising: Indian sandstone paved patio, paved sun terrace, low maintenance stone sections, lawn gardens, mature shrubs, plants and bushes.

Rear gardens
The rear gardens offer a pleasing rural aspect towards local farmland, countryside, Haughmond Hill and beyond and 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).

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

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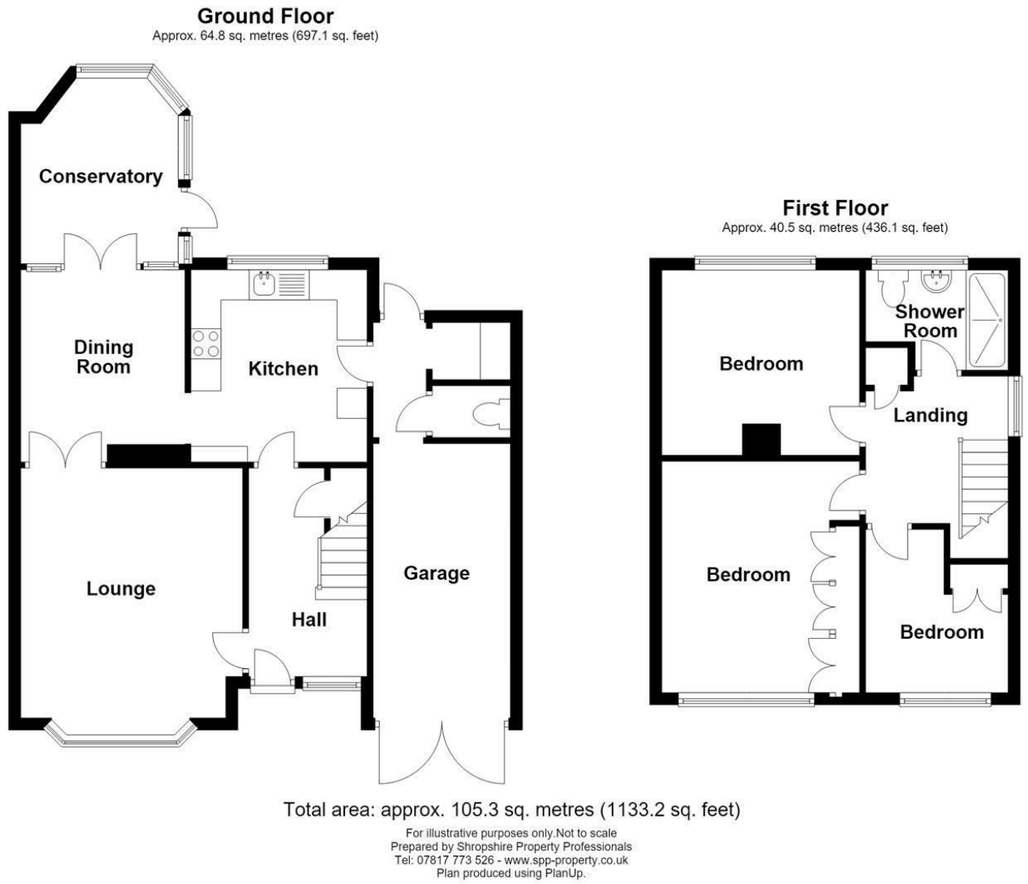
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 105.3 sq. metres (1133.2 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.

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