HOLLAND BROADBRIDGE




















The Property Ombudsman

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HOLLAND BROADBRIDGE

26 Lansdowne Crescent, Bayston Hill, Shrewsbury, Shropshire, SY3 0JA

www.hbshrop.co.uk







Offers In The Region Of £278,000

Viewing: strictly by appointment through the agent

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e: **sales@hbshrop.co.uk**

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26 Lansdowne Crescent, Bayston Hill, Shrewsbury, Shropshire, SY3 0JA

Offers In The Region Of

£278,000

Offered for sale with NO UPWARD CHAIN this is a recently renovated three bedroom semi-detached house, offering improved and well presented living accommodation throughout. The property provides a bright and airy feel, with a welcoming atmosphere and a fresh, contemporary finish, making it an ideal choice for buyers seeking a home that is ready to move straight into. The well proportioned accommodation offers comfortable living space, perfectly suited to modern day living, while the recent improvements enhance both the appearance and overall appeal for the property. The property is situated within Bayston Hill a highly regarded popular residential location situated South of Shrewsbury, offering an appealing balance of village life and convenient access to the town centre. The area benefits from a range of local amenities, including shops, schools, public houses and everyday facilities, making it a popular choice for families, professionals and those looking to enjoy a well established community. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, brand new modern re-fitted kitchen/diner, first floor landing, three bedrooms, stylish brand new re-fitted bathroom, driveway, low maintenance front gardens/additional parking if required, garage, rear enclosed garden, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is 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 floor and radiator. Door from entrance hallway gives access to:

Lounge
12'9 x 10'10
Having UPVC double glazed window to front, radiator and coving to ceiling. Wooden framed glazed double doors from lounge and wooden framed glazed door from hallway gives access to:

Re-fitted kitchen / diner
17'2 x 9'8
The dining area comprises: Wood effect flooring, radiator, recess spotlights and coving to ceiling and UPVC double glazed door giving access to rear of property with UPVC double glazed window to side. The kitchen area comprises: A range of modern replaced units with built-in cupboards and drawers, fitted wooden style worktops with inset stainless steel sink drainer unit and mixer tap over, four ring electric hob, integrated oven, wood effect flooring, radiator, recess spotlights and coving to ceiling. UPVC double glazed door from re-fitted kitchen / diner gives access to:

L shaped laundry room
7'10 x 7'2
Having space for appliances, wood effect worktop, wall mounted extractor fan, radiator, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, recess spotlights to ceiling and service door to garage. Door from laundry room gives access to:

Cloakroom
Having low flush wc, wash hand basin with mixer tap over, storage cupboard below and recess spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access and linen store cupboard. From first floor landing doors give access to three bedrooms and re-fitted bathroom.

Bedroom one
11'1 x 9'2
Having UPVC double glazed window to front and radiator.

Bedroom two
10'10 x 10'6
Having UPVC double glazed window to rear and radiator.

Bedroom three
7'10 x 7'4
Having UPVC double glazed window to front and radiator.

Re-fitted bathroom
Having a modern three piece suite comprising: Panel bath with shower attachment off taps, glazed shower screen to side, low flush wc, wash hand basin with mixer tap over, storage cupboard below, tiled effect flooring, radiator and UPVC double glazed window to rear.

Outside
To the front of the property there is a generous part brick edged driveway which gives access to:

Garage
15'9 x 8'1
Having up and dover door, fitted power and light.

To the side of the driveway there is a low maintenance stone front garden which could be use for additional parking if required. The rear gardens comprise: Generous size paved patio/sun terrace, lawned garden, outside cold tap and 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.

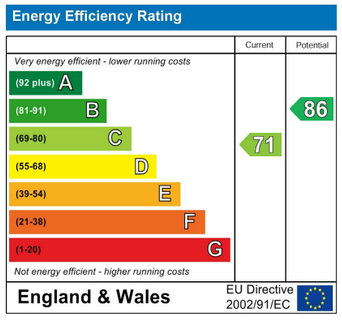
COUNCIL TAX BAND C

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.

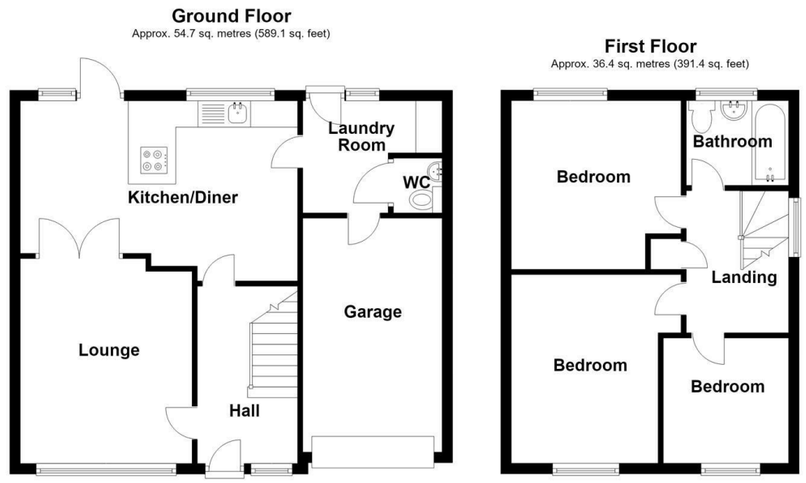
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.



FLOORPLANS



Total area: approx. 91.1 sq. metres (980.5 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.