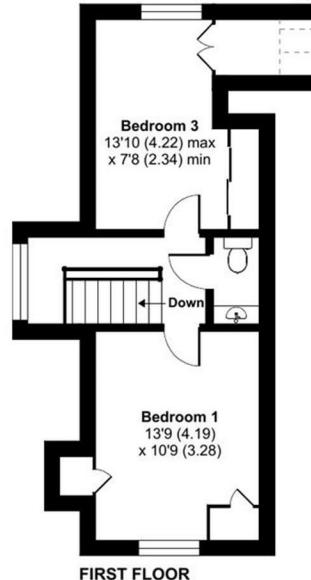
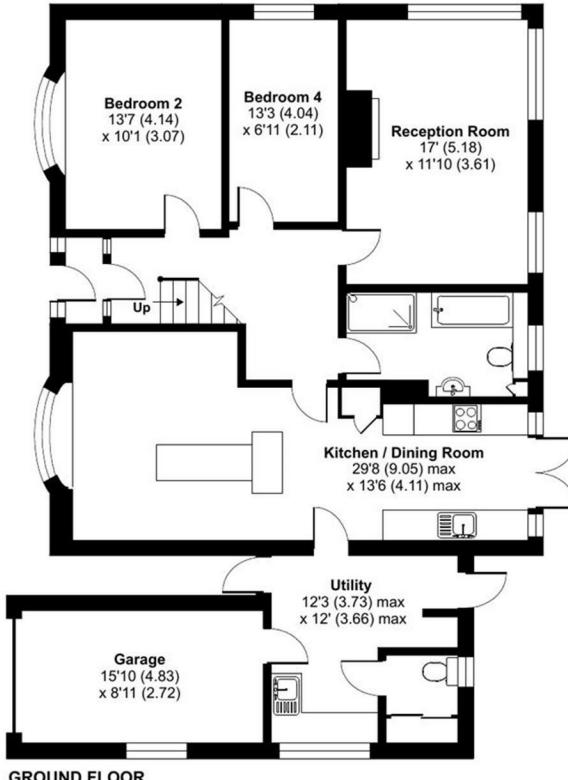


FOR SALE

18 Grove Lane, Bayston Hill, Shrewsbury, SY3 0HJ



Approximate Area = 1578 sq ft / 146.6 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1726 sq ft / 160.3 sq m

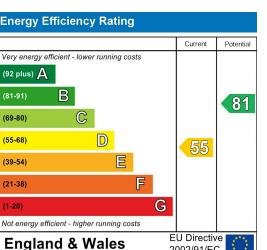
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1278738

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



Halls<sup>1845</sup>

01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



Regulated by RICS  
OnTheMarket.com



APPROVED CODE  
TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £500,000

18 Grove Lane, Bayston Hill, Shrewsbury, SY3 0HJ

An incredibly impressive dormer bungalow, which has been completely refurbished and improved with expansive southerly facing mature gardens and driveway parking.



hallsgb.com

01743 236444



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Wonderful open plan kitchen/dining/family room
- Sitting room with views over the gardens
- 2 bedrooms downstairs, 4 bedrooms in total
- Large frontage with plenty of space for parking and a garage
- South facing expansive rear gardens extending to approx. 50 meters from the house
- Beautifully presented throughout

**DIRECTIONS**

From Shrewsbury town centre proceed to the Meole Brace island, continue along Hereford Road and up to the main roundabout junction with the A5 bypass. Proceed straight across onto the A49 heading for Bayston Hill. Continue into the village and after a short distance take the first right turn into Lyth Hill Road. After about 0.5 miles turn right into Grove Lane, proceed along Grove Lane and bear left where the property will be found on the left hand side.

What3words - //vase.faster.castle

**SITUATION**

The property is located in a most popular and established area of Bayston Hill in a quiet, secluded, cul-de-sac. Bayston Hill provides a good range of village amenities including a selection of shops, school, veterinary and medical facilities, pubs and a bus service. There is convenient access to the main A5 linking through to the M54 motorway and onto Telford and the M6. The property is well placed and within easy reach of the county town of Shrewsbury with its many fashionable bars, restaurants, boutique shops, Theatre Severn, railway station and the ever popular Quarry Park and Dingle Gardens.

**DESCRIPTION**

18 Grove Lane is an incredibly impressive modern dormer bungalow that has been renovated from top to bottom and finished by the current owners to an incredibly high standard. The accommodation offers spacious and flowing living and entertaining areas with 2 ground floor bedrooms served by the family bathroom and 2 further bedrooms on the first floor, perfectly future proofed. The remaining accommodation in brief includes a lovely sitting room overlooking the gardens, a spectacular front to back kitchen/dining/family room which is very much the hub of the house, a utility room, guest WC and access to the integral garage.

**ACCOMMODATION****ENTRANCE PORCH**

Leading through to:-

**ENTRANCE HALL**

Staircase rising to the first floor, doors off and to:-

**KITCHEN/DINING/FAMILY ROOM**

Recently fitted modern kitchen with gloss units and LEDs, granite worktops, a good selection of built in appliances including a double oven, induction hob with extractor above, dishwasher, microwave, fridge/freezer, centre island with attached dining area, herringbone floor.

**UTILITY ROOM**

Tiled floor with a range of wall and floor units. There is space for a washing machine and tumble dryer.

**GUEST WC**

Providing a low level WC.

**LIVING ROOM**

A well proportioned main reception room, feature fireplace with electric insert and dual aspect windows.

**FAMILY BATHROOM**

Tiled floor, bath and separate walk-in shower, sink with storage below and further storage units.

**BEDROOM TWO**

Over looking the front of the house.

**BEDROOM FOUR**

Currently used as a study.

**FIRST FLOOR LANDING**

With doors off and to:-

**BEDROOM ONE**

With built in wardrobes.

**BEDROOM THREE**

With built in wardrobes.

**CLOAKS/WC**

With low level WC and pedestal wash hand basin.

**OUTSIDE**

To the front, the property is approached over a large, part block paved, part gravelled private driveway (expanding the full width of the house), which leads to the garage and provides ample parking and turning space for guests' cars.

**THE GARDENS**

To the rear, there is the wonderful mature and well stocked expansive gardens, with a block paved patio area and paved pathway leading through the gardens. There are shaped lawns with shrubbery borders containing a variety of ornamental shrubs, herbaceous displays and specimen trees.

**GENERAL REMARKS****ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

**COUNCIL TAX**

The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.