

TO LET

15 Broad Oak Crescent, Bayston Hill, Shrewsbury, SY3 0ND

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £1125.00 (5 weeks) will be required to be held by the DPS.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com



TO LET

£975 Per calendar month

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Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A deceptively spacious and highly desirable semi-detached house with garage and good size gardens in this popular village.



01743 236 444

Shrewsbury Lettings

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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MILEAGES: Shrewsbury 3.5 miles and Telford 15.2 miles. All mileages are approximate.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Spacious rooms
- Versatile accommodation
- Driveway parking and garage
- Generous rear gardens
- Popular village
- Walking distance of amenities

DIRECTIONS

From Dobbies roundabout at Meole Brace take the A49 south towards the village of Bayston Hill. Take the right turn onto Lyth Hill Road followed by the second right onto Lyth Wood Road. After a short distance take the third right turn into Broad Oak Crescent. Follow the road round to the right and the property will be found on the right hand side.

SITUATION

The property is most conveniently and attractively situated in this popular residential locality. It is within walking distance of a useful range of shops and amenities which include schools and a bus service. Shrewsbury town centre is easily accessible with the Meole Brace Retail outlet offering a varied range of shops including a Sainsburys supermarket. The town centre itself has a fashionable range of leisure facilities including restaurants. Commuters will also be pleased to note that the A5 links to the M54 motorway and on to the national motorway network, whilst a rail service is available in the town centre.

DESCRIPTION

15 Broad Oak Crescent is a particularly spacious semi detached house, set with driveway parking, garage and easily maintained gardens.

ACCOMMODATION

Sliding glazed door leads into:

ENTRANCE PORCH

Part glazed door through to:

ENTRANCE HALL

Staircase to first floor. Dimplex electric heater.

LIVING ROOM

With fireplace. Dimplex Economy 10 electric heater. Twin glazed doors to:

DINING ROOM

With Dimplex Economy 10 electric heater. Sliding patio doors through to:

KITCHEN

Providing eye and level cupboards and drawers. Generous work surface area over. Stainless steel sink unit and drainer. Part tiled walls and tiled splash. Electric cooker with oven and grill and 4 ring hob unit (to be gifted). Economy 10 Dimplex electric heater. Under stair store cupboard. Part glazed door to side lobby.

SIDE LOBBY

With tiled floor. Bi-folding doors to:

WC

With low level WC and wall mounted heater. Store room with power and light.

UTILITY

With base level storage cupboards and steel sink unit and drainer. Space and plumbing for washing machine.

GARDEN ROOM

With double glazed windows overlooking the rear garden. Part glazed access door to garden.

FIRST FLOOR LANDING

With access to loft space. Built in airing cupboard housing insulated cylinder.

BEDROOM 1

With Economy 10 heater. Windows with views between properties over fields towards Shrewsbury town. Attractive aspect.

BEDROOM 2

With built in double wardrobe. Economy 10 electric heater.

BEDROOM 3

With built in wardrobe and storage cupboard with fitted shelving. Attractive aspect.

SHOWER ROOM

With a modern suite comprising low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Large shower cubicle with wall mounted electric shower. Inset tiles and sliding splash screen. Wall mounted heated towel rail. Ceiling downlighters. Extractor fan.

OUTSIDE

Approached over a generous block paved driveway with parking for numerous vehicles whilst giving access to the integral garage.

GARAGE

With up and over entrance door. Power and light points.

THE GARDENS

These are predominantly positioned to the rear and offer a useful covered seating and drying area. Covered gated passageway giving access from front to rear. Generous patio seating area. Attractively maintained lawns with shrubbery beds and borders. Rockery. Timber and felt storage shed.

GENERAL REMARKS

SERVICES