

FOR SALE

5 Clarkefields, Bayston Hill, Shrewsbury, SY3 0ES

Halls<sup>1845</sup>

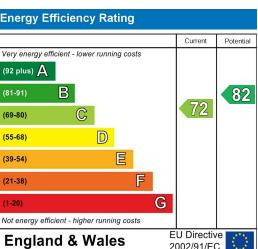


Total area: approx. 115.6 sq. metres (1244.2 sq. feet)

**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



FOR SALE

Offers In The Region Of £340,000

5 Clarkefields, Bayston Hill, Shrewsbury, SY3 0ES

A versatile and well presented property, situated in a private spot on a highly sought after cul-de-sac, with private gardens, ample parking and two detached garages.

Halls<sup>1845</sup>

01743 236 444

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

 **RICS**  
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



hallsgb.com

01743 236 444

MILEAGES: Shrewsbury 3.3 miles and Telford 15 miles. All mileages are approximate.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Well presented
- Extended
- Downstairs shower room
- Spacious lounge
- 2 single garages
- Private gardens

## DIRECTIONS

From the Dobbies roundabout head south along the A49 in the direction of Church Stretton. Take the right turn after The Three Fishes pub onto Lyth Hill Road. Continue over the cross roads taking the next right turn into Clarkefields, then turn left and the property will be found at the end of the cul-de-sac on the left.

## SITUATION

The property is located in a most popular and established area on the edge of Bayston Hill, which provides a good range of village amenities including a selection of shops, school, veterinary and medical facilities, pubs and a bus service. Prospective purchasers will be pleased to note that Pulley Lane offers convenient access to the main A5 leading through to the M54 motorway and onto Telford and the M6. Alternatively the county town of Shrewsbury offers a fashionable range of amenities and is readily accessible whilst also offering a rail service.

## DESCRIPTION

5 Clarkefields is a well presented three bedroom detached property that benefits from being extended to the side. Along with ample parking options to the front with two detached single garages. To the side and rear of the property are well maintained and established gardens offering plenty of outside space to enjoy the summer months. Internally, there is a very spacious Living area and to the rear bi-fold doors open into a spacious Sun Room with French doors leading onto the garden. The ground floor also benefits from a modern Kitchen, a Reception room with a Utility, along with a ground floor Shower room. Upstairs, there are three bedrooms and a three piece bathroom suite with overhead mixer shower, wash hand basin and WC.

## ACCOMMODATION

### PORCH

With UPVC double glazed windows and UPVC door. Storage area and room for coats.

### ENTRANCE HALL

With wardrobe for coats and shoes etc. Open under stairs area for further storage. Leads to:

### KITCHEN

With range of eye and base units. Electric oven with electric hob. Leads to:

### BREAKFAST UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. With wall units for storage. Sky light. UPVC double glazed window and UPVC door leading to rear garden.

## GROUND FLOOR WC

With WC, wash hand basin, double width shower and sky lights above.

## LIVING ROOM

With dual aspect. Two entry points - one from the hallway and one from the kitchen and leading through into the:

## SUN ROOM/CONSERVATORY

With double glazed windows and double glazed French doors which lead out to the rear garden. Hard solid roof.

## FIRST FLOOR LANDING

With UPVC double glazed window and storage cupboard.

## MAIN BEDROOM

A good sized double with UPVC double glazed windows, TV aerial point and double wardrobe.

## BEDROOM 2

Double bedroom with single wardrobe. UPVC double glazed window over looking the rear garden and a further TV aerial point.

## BEDROOM 3

Single room but capable of fitting double bed if required. UPVC double glazed windows and TV aerial points.

## BATHROOM

With three piece suite comprising bath with overhead shower with mixer tap, WC and wash hand basin and storage.

## OUTSIDE

To the front aspect there is parking for 3/4 cars on a crete print style driveway.

## TWO GARAGES

Comprising one single garage and another single garage which is oversize.

## THE GARDENS

The gardens to the rear and side are of a good size and are in an 'L' shape. The majority is to the side and is mainly laid to lawn and not overlooked. With patio areas to make the most of the sun.

## GENERAL REMARKS

### FIXTURES AND FITTINGS

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

### SERVICES

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

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### 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](http://www.gov.uk/council-tax-bands).

### VIEWINGS

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