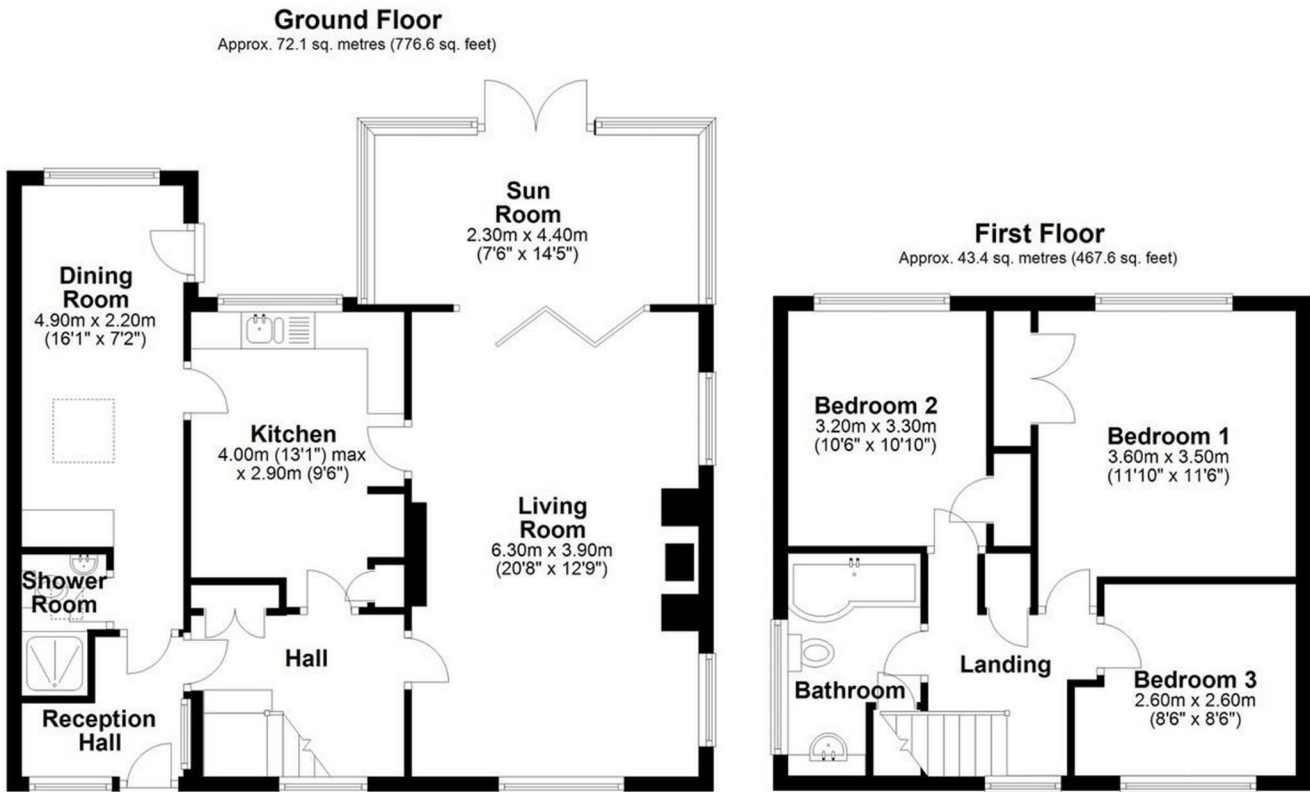


FOR SALE

5 Clarkefields, Bayston Hill, Shrewsbury, SY3 0ES



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



FOR SALE

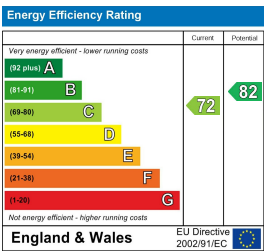
Offers In The Region Of £340,000

5 Clarkefields, Bayston Hill, Shrewsbury, SY3 0ES

**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



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.



01743 236 444

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



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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

#### 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 sytle 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)