

42 Green Lane, Bayston Hill, Shrewsbury, Shropshire, SY3
0NR

www.hbshrop.co.uk



Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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A beautifully presented four double bedroom, double bay fronted detached dormer bungalow, occupying a generous and well established plot in the highly sought after residential location of Bayston Hill. This spacious, extended and improved property offers versatile accommodation, along well balanced living areas ideal for family life or those seeking flexible ground floor living. Bayston Hill is situated south of the historic market town of Shrewsbury. The village offers an excellent range of local amenities including shops, public house, primary school, doctors surgery and is surrounded by beautiful Shropshire countryside. Easy access is provided to the Shrewsbury town Centre as is the local bypass linking up to the M54 motorway network. Early viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, spacious lounge, separate dining room, garden room, family kitchen/breakfast room, two ground floor bedrooms, ground floor bathroom, first floor landing, two further double bedrooms, two ensuite bathrooms, generous size well established front, side and rear enclosed gardens, brick paved and stone driveway, gas fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door gives access to:

Reception hallway

Having UPVC double glazed window to front, loft access, radiator, wood effect flooring, cupboard housing pressurised water system, large walk-in store cupboard.

Door from reception hallway gives access to:

Dining room

13'3 x 12'10

Having UPVC double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Doors from dining room and reception hallway gives access to:

Family kitchen/breakfast room

22'11 x 10'8

Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset ceramic 1 1/2 sink drainer unit with mixer tap over, free standing Range style cooker with seven ring gas hob and cooker canopy, integrated dishwasher, washing machine, fridge and freezer, two UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, understairs pantry style store cupboard, radiator, wood effect vinyl floor covering, eye level glass display cabinet, radiator, recessed spotlights to ceiling.

From Family kitchen/breakfast room doors give access to:

Bay fronted lounge

26'4 max into bay x 11'5

Having walk-in bay with UPVC double glazed window to front, log effect gas stove with timber style mantle above, UPVC double glazed window to side.

Wooden framed glazed door from lounge gives access to:

Garden room

11'5 x 5'10

Having feature pitch roof with exposed timbers, UPVC double glazed windows, two sets of UPVC double glazed French doors giving access to rear gardens, radiator.

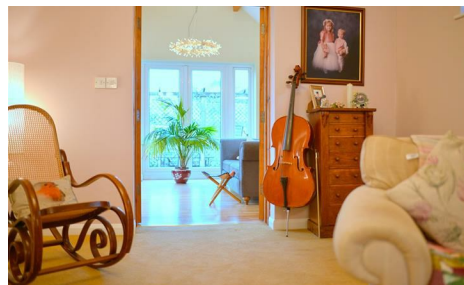
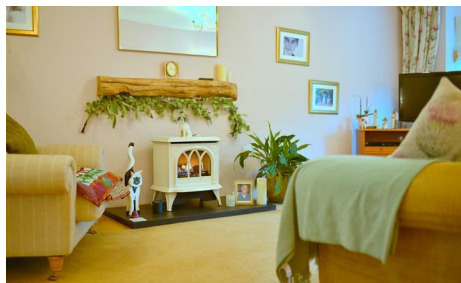
From reception hallway doors give access to: Two double bedrooms and bathroom.

Bedroom

13'10 max into bay x 12'1

Having walk-in bay with UPVC double glazed window to front, two further UPVC double glazed windows to side, radiator, picture rail.





Bedroom

11'11 x 9'8 max reducing down to 8'11 min

Having UPVC double glazed windows to rear and side of property, radiator, coving to ceiling.

Bathroom

Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear, wood effect flooring, mirror fronted bathroom cabinet, wall mounted extractor fan.

From reception hallway stairs rise to:

First floor landing

Having eaves storage. Doors then give access to: Two further double bedrooms.

Bedroom

12'7 x 12'1

Having radiator, exposed wooden flooring, UPVC double glazed window to front, eaves storage.

from bedroom door gives access to:

Ensuite bathroom

Having corner panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, eaves storage, Velux double glazed window, exposed wooden flooring, heated towel rail.

Bedroom

11'6 x 9'3

Having fitted wardrobes, radiator, exposed wooden flooring, UPVC double glazed window to front.

Door from bedroom gives access to:

Ensuite bathroom

Having corner panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin, eaves storage heated towel rail, Velux double glazed roof window, exposed wooden flooring, part tiled to walls, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property timber gates leads to a brick paved driveway. The front gardens are well established and comprise: Crazy paved pathway giving access to front door and side of property, glazed greenhouse, timber trellising, raised beds with a array of mature shrubs, plants, trees and bushes. The front gardens are screened from Green Lane by mature hedging.

To the left hand side of the property there is a low maintenance stone section. To the right hand-side there is a further gavel driveway with paved pathway. Gated pedestrian to both side of the property then leads to the property's:

Rear gardens

Which comprise: Large paved patio and sun terrace, lawn garden, low maintenance stone sections, summerhouse, timber pergola, outside lightning point, cold water tap, and array of mature shrubs, plants, bushes and trees. The rear gardens are a good size and are enclosed.

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.

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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.

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Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

