

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

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in



**Offers In The Region Of £450,000**

Viewing: strictly by appointment through the agent

**t: 01743 357000**

**e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)**





**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 gravel 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.

**COUNCIL TAX BAND D**

**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.

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

