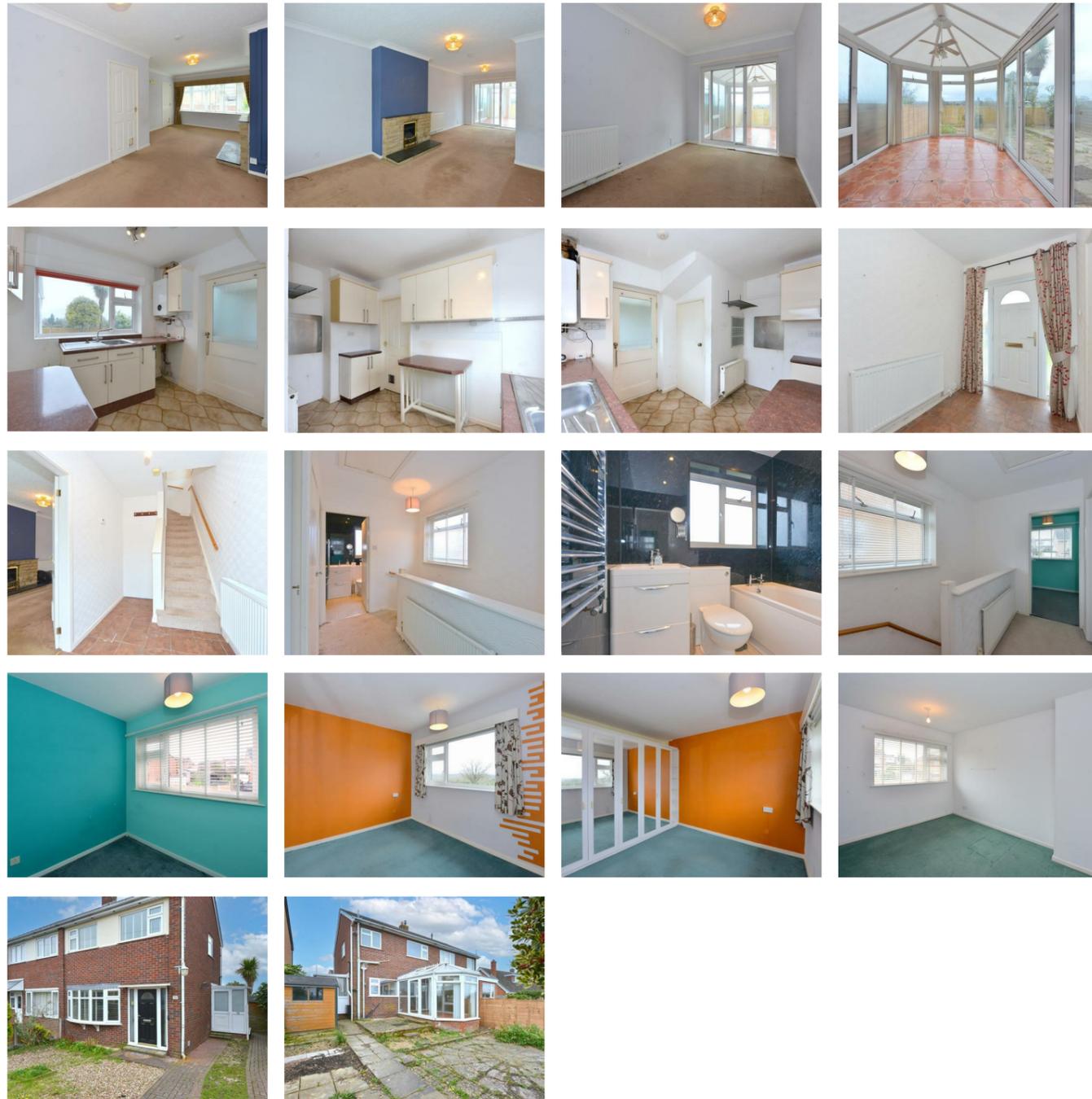


70 Hollies Drive, Bayston Hill, Shrewsbury, Shropshire,
SY3 0NP

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.
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Offers In The Region Of £250,000

Viewing: strictly by appointment through the agent

Occupying a lovely position with far reaching views to the rear towards local farmland, countryside, the Shrewsbury town centre and beyond, this is a well proportioned three bedroom semi detached house, being offered for sale with NO UPWARD CHAIN. Bayston Hill is popular location situated south of the Shrewsbury town centre. The village offers an excellent range of amenities including shops, public house, primary school, doctors surgery and tranquil walks within the nearby countryside. Easy access is provided to the Shrewsbury town centre, Meole Brace retail park and local bypass which in turn then links up to the M54 motorway network. Viewing is recommended the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, UPVC double glazed conservatory, kitchen, side lobby, first floor landing, three bedrooms, modern refitted bathroom, low maintenance front and rear enclosed gardens, delightful aspect to rear towards local farmland, the Shrewsbury town centre, local countryside and beyond, driveway, UPVC double glazing, partial gas fired central heating, NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

Entrance hallway

Having tiled floor, radiator.

Door from entrance hallway gives access to:

L shaped lounge/diner

22'2 x 10'8 max reducing down to 7'11

Having UPVC double glazed window to front, radiator, coal effect gas fire set to a marble style hearth with tiled mantle, double glazed sliding door from lounge/diner gives access to:

UPVC double glazed conservatory

12'8 x 8'10

Having a range of UPVC double glazed windows with a pleasing open aspect to rear, tiled floor, UPVC double glazed Fresh doors giving access to rear gardens, polycarbonated roof with fitted ceiling fan.

Door from lounge/diner gives access to:

Kitchen

10'4 x 8'8

Having modern eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel sink with mixer tap over, UVC double glazed window with a pleasing open aspect to rear, wall mounted gas fired central heating boiler, radiator, tiled floor, understairs pantry style store cupboard.

Part glazed door from kitchen gives access to:

Side lobby

5'5 x 4'11

Having UPVC double glazed windows, UPVC double glazed doors giving access to front and rear of property, tiled floor, polycarbonated roof.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access with pull down ladder leading to a generous size loft area, linen store cupboard, radiator.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

11'3 x 9'3 excluding recess

Having UPVC double glazed window to front, radiator.

Bedroom two

10'5 x 8'9 excluding wardrobe recess

Having mirror fronted fitted wardrobes and shelved storage cupboard, UPVC double glazed window with a pleasing open aspect to rear.

Bedroom three

7'5 x 7'4

Having UPVC double glazed window to front.

Refitted bathroom

Having a modern suite comprising: panel bath with drench shower over plus hand-held shower attachment off, wash hand basin with mixer tap over and storage drawers below, WC with hidden cistern, wood effect flooring, double glazed window to rear, recessed spotlights and extractor fan to ceiling, wall mounted heated chrome style towel rail.

Outside

To the front of the property there is a low maintenance stone front garden bordered by inset shrubs and plants, raised brick walling screening the pedestrian paved pathway. To the side of this gated access leads to a brick paved driveway providing off street parking. Pedestrian brick paved pathway to the side of the property leads to the property's:

Rear gardens

Which comprise: paved patio areas, stone sections, timber garden shed. The rear gardens border local farmland and have a lovely aspect towards the Shrewsbury town centre, local countryside and beyond.

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 C

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 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.

Holland Broadbridge attempts to ensure details are

accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

FLOORPLANS

