

14 Green Lane, Bayston Hill, Shrewsbury, Shropshire, SY3
0NS

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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 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.
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Offers In The Region Of £270,000

Viewing: strictly by appointment through the agent

Situated in the popular village of Bayston Hill, this is a well presented three-bedroom semi-detached house offering spacious living accommodation ideal for families, first time buyers, or those seeking a convenient location close to Shrewsbury. Green Lane is located within the well regarded village of Bayston Hill approximately 3 miles south of Shrewsbury offering an excellent balance village living with easy access to the town facilities. The property enjoys convenient road links to the A49 providing direct routes to Shrewsbury and Hereford while the nearby A5 bypass can be accessed to the wider regional road network and M54 motorway for commuting towards Telford, the West Midlands and beyond. A regular bus service operated is within a short walk of the property and the Shrewsbury railway station approximately 3 miles away providing rail connections to destinations including Birmingham, Chester and Manchester. Bayston Hill has a range of local amenities including shops, schooling, medical facilities and pubic houses making it a desirable and convenient place to live. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hall, lounge/diner, kitchen, first floor landing, three bedrooms, modern bathroom, front and rear enclosed gardens, tarmacadam driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm canopy with step up to composite UPVC double glazed entrance door with glazed panel to centre and UPVC double glazed window to side gives access:

Entrance hall

Having laminate wooden flooring, staircase leading off, radiator, understairs storage cupboard.

Panel door from entrance hall gives access to:

Lounge/diner

22'10 x 10'10 max

Having UPVC double glazed window to front, two radiators, TV aerial point, UPVC double glazed French doors gives access to raised decked area set within the enclosed rear garden.

Panel door from entrance hall gives access to:

Kitchen

9'4 x 11'2

Having a range of modern fitted eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 stainless single sink with mixer tap over, AEG four ring electric induction hob with extractor above, electric oven below, integrated upright fridge freezer, integrated dishwasher, radiator, tiled flooring, wall mounted Worcester gas fired central heating boiler, UPVC double glazed window overlooking rear garden, doors leading to useful walk-in larder with fitted worktops, storage cupboards and shelving, UPVC double glazed door with step down into good size garage.

From entrance hall stairs rise to:

First floor landing

Having UPVC double glazed window to side, airing cupboard with slated shelving.

Panel door from first floor landing gives access to: Three bedrooms and bathroom.

Bedroom one

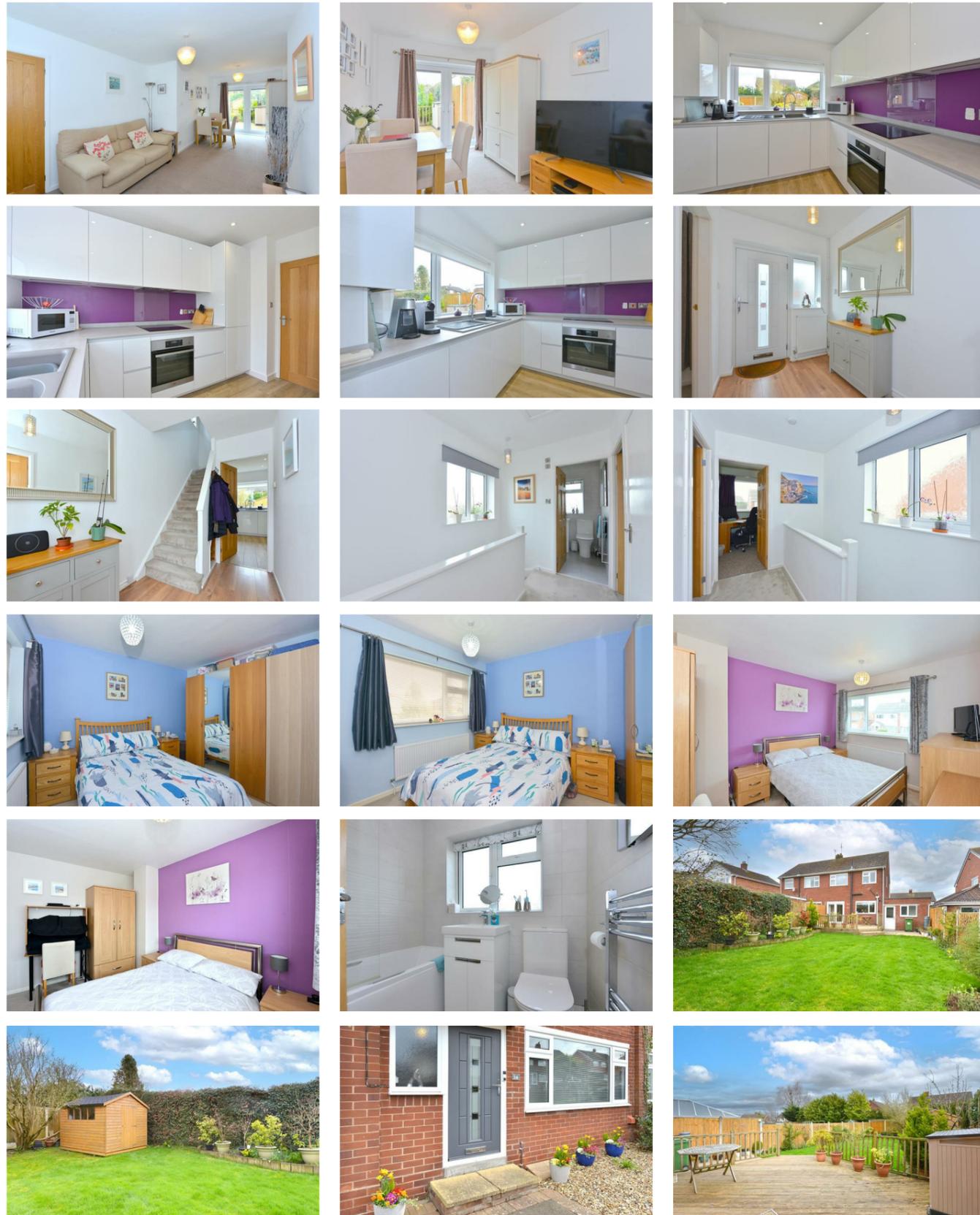
11'9 x 10'9

Having UPVC double glazed window to front, radiator.

Bedroom two

10'6 x 10'7

Having UPVC double glazed window overlooking rear garden, radiator.



Bedroom three

7'4 x 7'8

Having UPVC double glazed window to front, radiator.

Modern bathroom

Having panel bath, Mira sport electric shower, vanity unit with mixer tap with cupboard below, low flush WC, chrome heated towel rail, fully tiled to walls, ceramic tiled floor, UPVC double glazed window

Outside

The property is approached via a tarmacadam driveway providing ample parking and turning for a number of vehicles, gravel border, outside light. Access from driveway gives access to:

Garage

23'10 x 10'7

Having up and over door to front, additional service door to front and rear of garage giving access to enclosed private rear garden, power and lighting, space for washing machine, downstairs WC, cold water tap.

Rear gardens

Having raised timber decked area, lawn garden with flower and shrubs borders, concrete patio area.

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 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

