

10 Sunfield Gardens, Bayston Hill, Shrewsbury,
Shropshire, SY3 0LA

www.hbshrop.co.uk



Offers In The Region Of £285,000

Viewing: strictly by appointment
through the agent



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:

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Offered for sale with NO UPWARD CHAIN, is this extended, well proportioned and cherished, spacious three bedroom semi detached house. The property occupies a pleasing position within this sought after residential location of Bayston Hill, having excellent amenities and being well placed for easy access to the Meole Brace retail park, Shrewsbury town centre and local bypass. Viewing is recommended.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge, refitted kitchen, extended dining room, rear lobby, separate WC, first floor landing, three good size bedrooms, bathroom, separate WC, front and rear enclosed gardens, good size driveway, garage, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

PVC entrance door with UPVC double glazed windows to side gives access to:

Reception hallway

Having radiator, understairs storage cupboard.

Door from reception hallway gives access to:

Bay fronted lounge

14'5 excluding bay x 11'11

Having UPVC double glazed bay window to front, radiator, open fire with tiled hearth and matching fire surround.

Door from reception hallway gives access to:

Refitted kitchen

10'3 x 8'11

Having base units, built-in cupboards and drawers, fitted worktops with inset stainless steel sink with mixer tap over, four ring gas hob, double oven tiled floor, tiled splash surrounds, UPVC double glazed window to rear, wall mounted gas fired central heating boiler.

Arch from refitted kitchen gives access to:

Extended dining room

18'7 x 8'9 max reducing down to 6'11

Having radiator, UPVC double glazed window to rear, sliding patio door giving access to rear gardens.

Wooden framed part glazed door from refitted kitchen gives access to:

Rear lobby

9'6 max into recess reducing down to 6'9 min x 8'1

Having glazed window to rear, part glazed door giving access to rear gardens, polycarbonated roof, service door to garage.

Door from rear lobby gives access to:

WC

Having low flush WC, glazed window to side, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access, airing cupboard.

Doors from first floor landing then give access to: Three good size bedrooms, bathroom and separate WC.

Bedroom one

12'0 x 11'1

Having UPVC double glazed window to front, radiator, shelved storage cupboard.

Bedroom two

11'7 x 11'1

Having UPVC double glazed window to rear, radiator.

Bedroom three

8'5 x 8'3

Having UPVC double glazed window to front, radiator.

Bathroom

Having a coloured suite comprising: Panel bath with electric shower over (the shower is in need of repair), pedestal wash hand basin, radiator, part tiled to walls, UPVC double glazed window to rear.

Separate WC

Having low flush WC, radiator, UPVC double glazed window to side.

Outside

To the front of the property there is good size driveway with a small garden area to side with inset shrubs. From the driveway access is given to:

Garage

16'4 x 9'7

Having UP and over door, polycarbonated roof, glazed window to side.

Pedestrian side access then leads to the property's:

Rear gardens

Having paved sun terrace, paved pathway, lawn gardens, timber garden shed, glazed greenhouse, mature shrubs, plants and bushes. The rear gardens 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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

