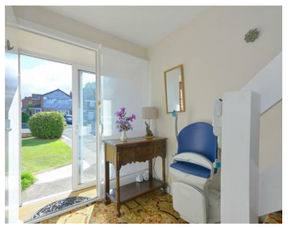
HOLLAND BROADBRIDGE



The Property Ombudsman

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

20 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LH

www.hbshrop.co.uk

Offers In The Region Of £279,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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HOLLAND BROADBRIDGE

20 Brookfield, Bayston Hill, Shrewsbury, Shropshire, SY3 0LH

Offers In The Region Of

£279,995

An exceptionally well presented, improved and well maintained three bedroom semi detached house offered for sale with NO UPWARD CHAIN. The property has been carefully maintained and improved by the current owner, offering well proportioned bright and airy living accommodation throughout. Bayston HIll is a popular residential area situated on the western side of Shrewsbury, offering excellent access to a wide range of everyday amenities including local shops, school, supermarkets and recreational facilities. Access to the Shrewsbury town centre is readily accessible as is the local bypass linking up to the wider motorway network. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, dining room, family room, refitted kitchen. glazed lean to, first floor landing, three bedrooms, refitted bathroom, neatly kept front and well established rear enclosed gardens, driveway, single garage with electrically operated roller door, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

UPVC double glazed sliding door gives access to:

Entrance porch
Door with glazed window to side gives access to:

Entrance hallway
Having radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Lounge
12'10 x 10'3
Having UPVC double glazed window to front, radiator, contemporary log effect fire set to a marble style hearth with matching fire surround.

Square arch from lounge gives access to:

Dining room
10'9 x 9'2
Having radiator. Sliding doors from dining room gives access to:

Family room
16'3 x 7'9
Having radiator, two UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed door giving access to rear gardens.

Door from entrance hallway and folding door from family room gives access to:

Refitted kitchen
10'2 x 7'9
Having replaced eye level and base units with built-in cupboards and drawers, tilt and hide Neff oven with Neff microwave combination oven above, five ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset sink drainer unit with mixer tap over, tiled splash surrounds, tiled effect flooring, UPVC double glazed window to side, UPVC double glazed door from family room gives access to:

Glazed lean to
8'2 x 4'1
Having glazed windows, glazed roof, and sliding glazed door giving access to rear gardens.

From entrance hallway stairs rise to:

First floor landing
Having loft access, UPVC double glazed window to side.

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

Bedroom one
13'4 x 10'0
Having UPVC double glazed window to front, radiator.

Bedroom two
10'9 x 10'0
Having UPVC double glazed window to rear, radiator, store cupboard housing Worcester gas fired central heating boiler.

Bedroom three
10'5 max reducing down to8'3 min x 6'5
Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

Refitted shower room
Having a large corner tiled shower cubicle with wall mounted drench shower and hand-held shower attachment off, low flush WC with hidden cistern, wash hand basin set to vanity unit, vinyl floor covering, tiled to walls, heated chrome style towel rail, extractor fan to ceiling.

Outside
To the front of the property there is a neatly kept lawn garden with well stocked borders containing a variety of shrubs, plants and bushes. To the side of this paved pathway gives access to front door and the driveway provides off street parking for at least two vehicles. From the driveway access is then given to:

Garage
Having an electrically operated roller door, UPVC double glazed pedestrian door to rear and UPVC double glazed window to side.

Rear gardens
The rear gardens comprise: Raised decked area, paved pathway, lawn garden, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed (available by separate negotiation). The rear gardens are neatly maintained and are enclosed by fencing.

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).

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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
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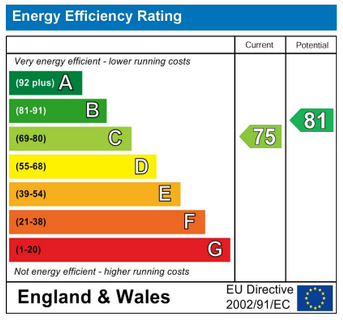
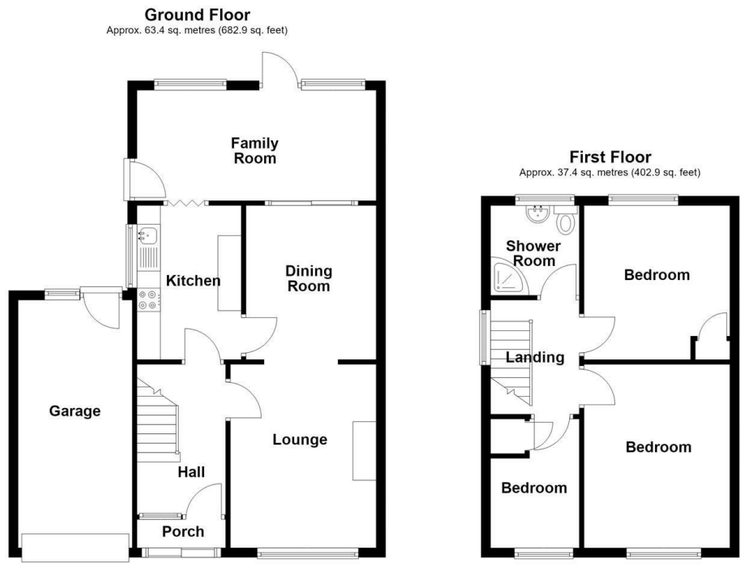
Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 100.9 sq. metres (1085.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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