



MONKS

28 Gorse Lane **Bayston Hill Shrewsbury** **SY3 0JL**

5 bedroom House - Detached property
Offers in the region of £470,000







*** FABULOUS PLOT WITH STUNNING VIEWS ***

An excellent opportunity to purchase this mature detached home offering scope for some improvement and extension, subject to the necessary consents, and set in an excellent sized rear garden which is bordered to the rear by farmland and from which there is the most wonderful aspect over adjoining countryside, back across to the Town and hills in the distant.

Occupying an enviable position on the edge of this popular and self sufficient village which boasts good local amenities including shops, schools, doctors, library, church, public house and regular bus service to the Town Centre. For dog lovers there are some beautiful walks on the door step and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Lounge, Dining Room, Kitchen, Utility, 5 Bedrooms, Bathroom and Shower Room.

The property has the benefit of central heating, double glazing, driveway with parking, garage and good sized gardens with open aspect.

Viewing recommended.





LOCATION

Occupying an enviable position on the edge of this popular and self sufficient village which boasts good local amenities including shops, schools, doctors, library, church, public house and regular bus service to the Town Centre. For dog lovers there are some beautiful walks on the door step and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE PORCH

Composite door opens to Entrance Porch with windows to the side and door to

LOUNGE

having window to the front. Brick fireplace with open grate, dado rail, radiator.

SITTING/FAMILY ROOM

with window to the front, tiled fireplace with open grate, radiator.

DINING ROOM

having double opening French doors leading onto the garden, radiator.

KITCHEN

Fitted with range of white fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards with work surface over and having space for appliances, Space for slot in range style cooker with extractor hood over, tiled surrounds and eye level wall units. Two windows to the side and window to the rear garden.

UTILITY ROOM

with work surface and space for appliances, window to the rear and door to the Garage.

GROUND FLOOR BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC.

Complementary tiled surrounds, radiator. Windows to the front and side.

FIRST FLOOR LANDING

Stairs lead from the Dining Room to the First Floor off which lead

BEDROOM 1

with window to the rear with lovely aspect over the garden, open farmland and far reaching views back to the Town. Range of fitted wardrobes and dressing table, radiator.

BEDROOM 2

Again with window to the rear with lovely views over garden, fields across to the Town. Wardrobe recess with shelving and hanging rails, radiator.

BEDROOM 3

with bay window to the front, radiator.

BEDROOM 4

with bay window to the front, built in wardrobe, radiator.

BEDROOM 5

with window to the front, fitted triple wardrobe, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, radiator, velux roof light.

OUTSIDE

The property is approached over driveway with parking and leading to Garage with up and over door, power and lighting and personal door to the house.

The Front is divided from the road by brick walling with garden area with well stocked shrub beds and inset specimen trees. The Rear Garden is a particular feature being laid extensively to lawn with flower and shrub beds and is bordered to the rear by open farmland with far reaching views beyond.



GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find

the mortgage calculator.

<https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



Judy Bourne

Director at Monks

Judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch, Shrewsbury,
Shropshire, SY1 1HL

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.