

61 Brookfield Bayston Hill Shrewsbury SY3 0LR



2 Bedroom House - Semi-Detached
Offers In The Region Of £230,000

The features

- ATTRACTIVELY PRESENTED, 2 BEDROOM SEMI DETACHED HOUSE
- MUCH SOUGHT AFTER VILLAGE LOCATION
- RECEPTION HALL, GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE CUL DE SAC LOCATION
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- RE-FITTED KITCHEN WITH OVEN AND HOB
- DRIVEWAY WITH PARKING, GARAGE AND LOVELY REAR GARDEN
- EPC RATING TBC



*** LOVELY GARDEN BORDERED BY OPEN PLAYING FIELDS ***

An excellent opportunity to purchase this attractively presented and improved 2 bedroom semi detached house - perfect for a first time buyer.

Occupying an enviable quiet cul de sac location in this much sought after village on the Southern edge of Shrewsbury being self sufficient with an excellent arrange of amenities and for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge /Dining Room, re-fitted Kitchen, 2 generous double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with garage and lovely private rear garden bordered by playing fields.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable quiet cul de sac location in this much sought after village on the Southern edge of Shrewsbury being self sufficient with an excellent arrange of amenities and for commuters with ease of access to the A5/M54 motorway network.

RECEPTION HALL

Sealed unit double glazed entrance door opening to Reception Hall with wooden effect floor covering, radiator.

LOUNGE/DINING ROOM

A generous sized room with large sliding patio doors leading onto the garden. Wall mounted fire, media point and useful understairs storage. Radiators.

KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over and oven and grill beneath, complementary eye level wall units, window to the front, wooden effect flooring.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1

A generous double room with window overlooking the rear garden and playing fields beyond. Range of fitted wardrobes running the length of one wall, radiator.

BEDROOM 2

Another generous double room with window overlooking the front, built in storage cupboard, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

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

The Front Garden is lawn with inset specimen tree and side pedestrian access leading around to the Rear Garden which is laid mainly to lawn with flower and shrub beds with a range of specimen trees providing

screening from the adjacent fields. Enclosed with wooden fencing.

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 B - 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.

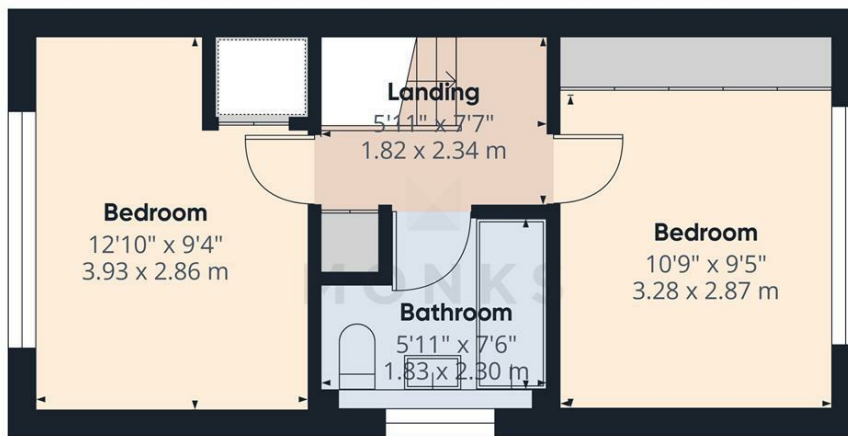
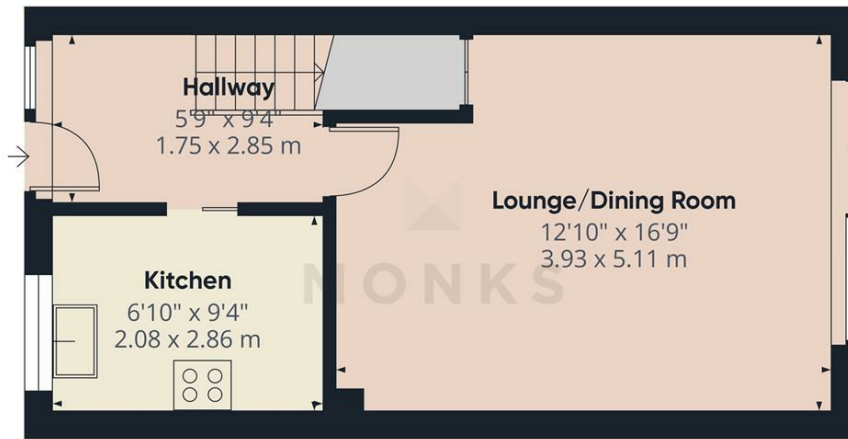
NEED TO CONTACT US

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

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Approximate total area[®]
645 ft²
59.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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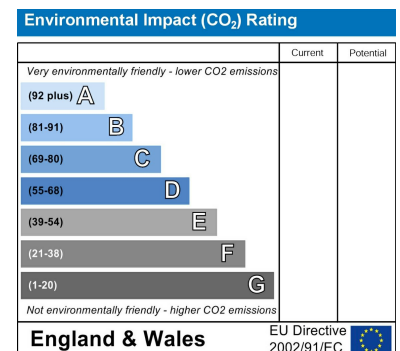
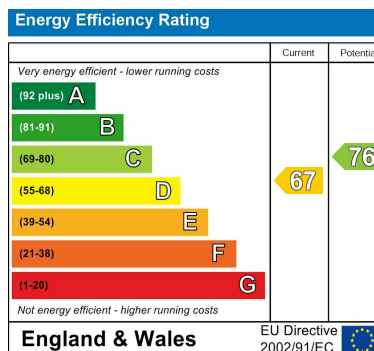
Shrewsbury office

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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- 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.