

# Tregantle The Driveway Bayston Hill Shrewsbury SY3 0LX



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £325,000**

## The features

- TUCKED AWAY IN ENVIABLE LOCATION
- RECEPTION HALL, LOUNGE, DINING ROOM/CONSERVATORY
- 2 GENEROUS DOUBLE BEDROOMS AND WELL APPOINTED BATHROOM
- ESTABLISHED GARDENS
- EARLY VIEWING HIGHLY RECOMMENDED.
- 2 DOUBLE BEDROOM DETACHED BUNGALOW
- KITCHEN AND UTILITY STORE
- DRIVEWAY WITH PARKING AND GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING C



### \*\*\* IMPRESSIVE 2 BEDROOM DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this much improved 2 bedroom bungalow which is perfect for those buyers looking to downsize to single storey living.

Occupying an enviable tucked away location in the heart of this much sought after village on the edge of the Town, being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, supermarkets, church, recreational facilities and lovely countryside walks.

The accommodation briefly comprises Reception Hall, Lounge, Conservatory/Dining Room, Kitchen, Utility Store, Principal Bedroom with Dressing Area and further Double Bedroom and well appointed Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely established gardens.

Offered for sale with no upward chain, viewing is recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Sealed unit double glazed entrance door to Entrance Porch with tiled floor and wooden and glazed door to Reception Hall, useful Cloaks cupboard, radiator.

### LOUNGE

A lovely light room with windows to the side and rear with aspect over the gardens, radiator, media point.

### KITCHEN

Fitted with range of units incorporating single drainer one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and drawers beneath, eye level double oven and grill with cupboards above and below, tiled surrounds and matching eye level wall units. Pantry cupboard, radiator, window overlooking the garden.

### UTILITY STORE

with plumbing for washing machine, wall mounted gas central heating boiler.

### CONSERVATORY/DINING ROOM

being of brick and sealed unit double glazed construction with radiator and double opening French doors to the garden.

### BEDROOM 1

An excellent sized room with Dressing Area with window overlooking the garden and double opening French doors leading onto paved sun terrace. Radiator.

### BEDROOM 2

Another generous sized double room with window overlooking the garden, double wardrobe, radiator.

### BATHROOM

A well appointed room being attractively refitted with suite comprising large walk in shower with glazed screen and direct mixer shower unit, panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiators, window to the side.

### OUTSIDE

The property is approached via a lane off Lythwood Road and personal gravelled driveway with parking and leading to the Garage.

The Gardens are a particular feature of the property wrapping themselves around and being laid to lawn with well stocked flower, shrub and herbaceous beds and offering a great level of privacy. Ornamental garden pond and paved sun terraces.

### 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.

#### NOTE

Bosch Worcester combi boiler installed in June 2026.

#### 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

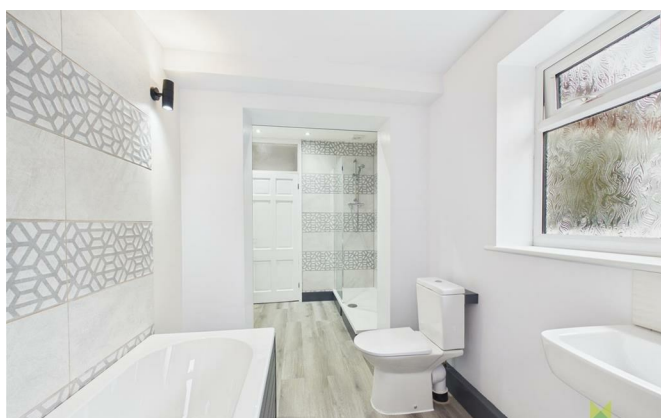
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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

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Floor 0 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1127 ft<sup>2</sup>  
104.7 m<sup>2</sup>

(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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## Get in touch

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## Shrewsbury office

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Shrewsbury, Shropshire, SY1

## 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

69 78

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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

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