

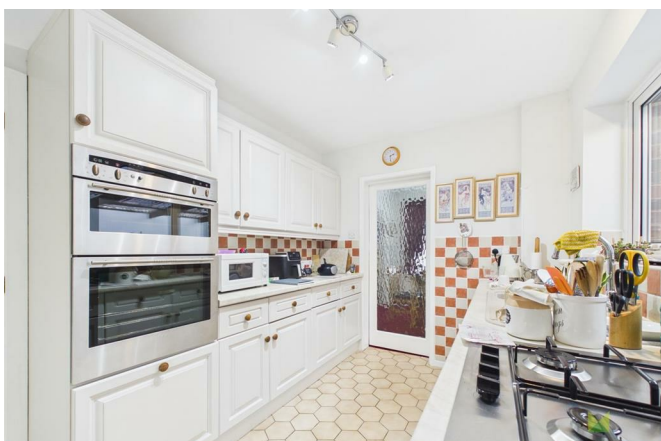
# 39 Cornwall Drive Bayston Hill Shrewsbury SY3 OEP



**3 Bedroom House - Detached**  
**Offers In The Region Of £340,000**

## The features

- STUNNING RURAL VIEWS TO SHROPSHIRE HILLS
- SCOPE FOR MODERNISATION AND EXTENSION SUBJECT TO CONSENT
- DINING ROOM, KITCHEN AND LARGE STORAGE ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN.
- EXCELLENT 3 BEDROOM DETACHED HOME
- RECEPTION HALL WITH CLOAKROOM, GOOD SIZED LOUNGE
- 3 BEDROOMS AND SHOWER ROOM
- GOOD SIZED REAR GARDEN BORDERED BY FARMLAND
- EPC RATING D



**\*\*\* BEAUTIFUL RURAL VIEWS TO SHROPSHIRE HILLS \*\*\***

An excellent opportunity to purchase this 3 bedroom detached home which offers some scope for modernisation and extension (subject to necessary consent) and being perfect for a growing family or those looking to downsize.

Occupying an enviable cul de sac location and is bordered by farmland with the most stunning views across to the Shropshire Hills on the edge of this much sought after village. Bayston Hill offers an excellent range of amenities including shops, schools, supermarket, doctors, recreational facilities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge, Dining Room, Kitchen, large Storage Room, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and good sized rear garden bordered by farmland.

Viewing recommended and offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable cul de sac location on the edge of this popular village with the most wonderful views to the rear over open farmland and stretching across to the South Shropshire Hills.

There are excellent facilities on hand including shops, schools, doctors, library, supermarkets and recreational facilities along with lovely countryside walks and ease of access to the A5/M54 motorway network for commuters.

### RECEPTION HALL

Wooden entrance door with glazed side screen to Reception Hall, radiator.

### CLOAKROOM

with WC and wash hand basin set into vanity with storage, radiator, window to the front.

### LOUNGE

A lovely light room with sliding patio doors opening onto the garden with lovely open aspect, stone fireplace with living flame gas fire, media point, radiator. Archway to

### DINING ROOM

with window overlooking the garden with lovely open aspect, radiator.

### 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, space for fridge, eye level double oven and grill with cupboards above and below, tiled surrounds and matching eye level wall units. pantry cupboard, tiled floor, radiator and window to the side.

### LARGE STORAGE ROOM

This space has great potential to provide additional living accommodation or garden room, subject to necessary consents and has doors to the front and rear.

### INNER HALLWAY

with door to the front and personal door to

### GARAGE

A generous sized Garage with Utility Section to the rear, up and over door, power and lighting.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing and off which lead

### BEDROOM 1

A generous double room with window overlooking the rear with the most wonderful open aspect over adjoining farmland and across the Shropshire Hills. Built in double wardrobe, radiator.

### BEDROOM 2

Another generous double room with window overlooking

the front, built in double wardrobe and range of fitted bedroom furniture, radiator.

### BEDROOM 3

With window to the rear, again with wonderful views over farmland and across to the Shropshire Hills, radiator.

### WET ROOM

with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over brick paved driveway with parking for several cars and leading to the Garage.

Side pedestrian access leads around to the excellent sized Rear Garden which is laid extensively to lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with fencing. The rear is bordered by open farmland with stunning views across to the Shropshire Hills.

### 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 D - 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](https://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



Floor 1



**Approximate total area<sup>(1)</sup>**  
1231 ft<sup>2</sup>  
114.3 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 |           |

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### 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:

- 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.
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