ZJ&B
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Estate Agents

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4 Sharpstones Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0AN

£330,000

This substantial well designed 3 bedroom detached bungalow enjoys a great position on the edge of Bayston Hill. With a south facing garden, accommodation provides: Generous Entrance Hall, Large Living Room, Modern Kitchen, 3 Spacious Bedrooms, Refitted Shower Room, Lean to Conservatory, Large Garage, Private South Facing Garden. No Upward Chain.





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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises
Double glazed compsite entrance door and matching side screen.

Spacious Entrance Hall
Radiator, access to loft via loft ladder.

Living Room
Polished wood fire surround with marble style inlay and hearth, coal effect gas fire inset, 2 double radiators, double glazed bow window with views towards Shrewsbury across countryside to the front and 2 double glazed side windows.

Kitchen
Attractively fitted with cream fronted units, laminated work tops, deep tiled splashbacks, 1 1/2 bowl sink unit, wall mounted gas central heating boiler, radiator, dual aspect double glazed window with open outlooks, art deco style composite door to the side.

Bedroom 1
Radiator, 2 double fitted wardrobes, double glazed window overlooking rear garden.

Bedroom 2
Radiator, built in wardrobe, double glazed window to the rear.

Bedroom 3
Radiator, double glazed French doors to Conservatory.

Conservatory
Double glazed window overlook the garden and stable door provides access to the rear.

Shower Room
Attractively refitted with large shower cubicle, wash basin with vanity cupboard beneath, WC, radiator, tiled flooring, double glazed window to the side, built in airing cupboard.

Outside - Front
The property enjoys a good frontage with large area of lawn to the front with particularly well stocked shrub borders. Driveway to the side provides ample parking for several cars and access to Garage.

Brick Built Garage
Larger than average garage with workshop area to the rear. 3 windows, power points, door to Conservatory.

Rear Garden
Split level timber decking, with the majority of the garden beyond laid to lawn, low stone and brick wall retaining rockery and shrub bed. Hexagonal shape Summer House, useful Garden Shed and the garden is enclosed by fencing.

Integral Brick Built Store
To the front of the property.

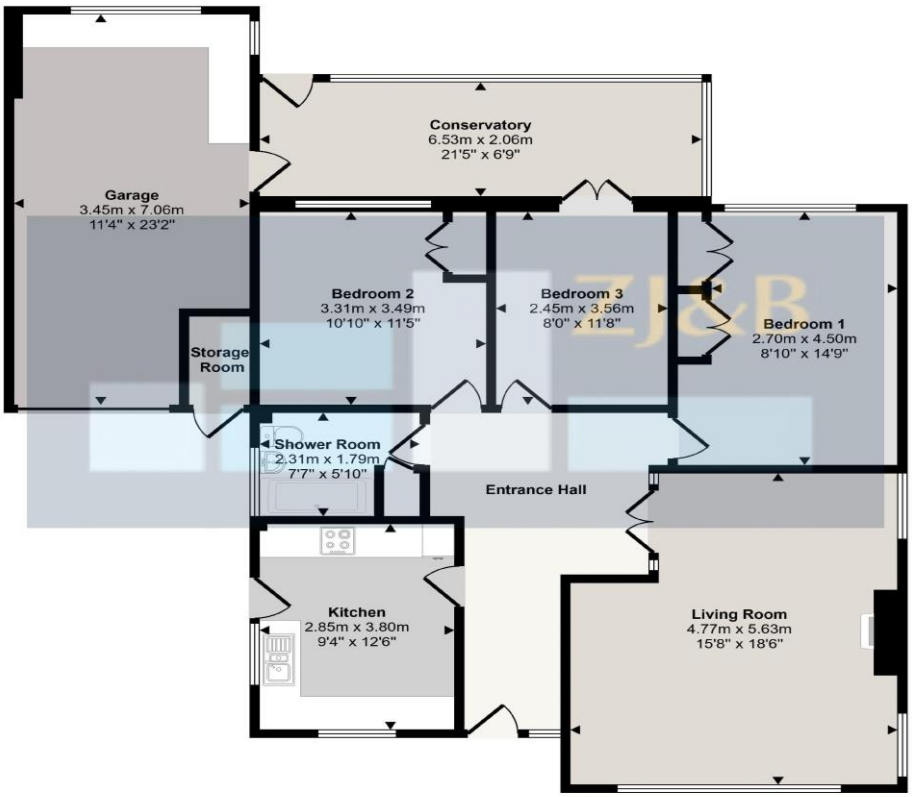
Services
We are advised that the property has mains water, drainage, electricity and gas connected to the property.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
132 sq m / 1425 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

4 Sharpstones Lane Bayston Hill SHREWSBURY SY3 0AN	Energy rating **C**	Valid until: **26 January 2036** Certificate number: **9436-5429-5500-0456-8222**

Property type	Detached bungalow
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60













FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.
To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage