





18 Christchurch Drive, Bayston Hill, Shrewsbury, SY3 0PT  
Offers Over £239,995

Offered for sale with no upward chain, this deceptively spacious and well positioned 3 bedroom semi detached, located in the sought after village of Bayston Hill. The house provides exceptional ground floor space and includes: Enclosed Porch, Living Room, Kitchen/Dining Room, Lean To Sun Room, Office with Utility Area, WC, Garage, 3 Bedrooms, Shower Room, southerly facing rear Garden, double width Driveway, Gas Central Heating, Double Glazing.



The property is most conveniently and attractively situated, being within walking distance of a number of shops and amenities which include schools and a bus service. Shrewsbury town centre is readily accessible with Meole Brace Retail Park offering a varied range of outlets including Sainsburys supermarket. The town centre has a fashionable range of leisure facilities including restaurants. Commuters will be pleased to note that the A5 links to the M54 motorway and onto the national motorway network whilst a rail service is available in the town centre.

Double glazed entrance door with side screen.

**Enclosed Porch**

Radiator, pine tongue and groove wall panelling, sliding glass door.

**Living Room**

Radiator, ornamental fireplace with tiled hearth and gas fire inset, book shelving, large double glazed window to the front. Staircase leads to First Floor Landing.

**Kitchen/Dining Room**

Kitchen fitted with range of units, worktops with twin bowl sink inset, double and single radiators, built in cloaks cupboard, built in pantry cupboard, double glazed window to the rear, double glazed sliding patio doors to Sun Room.

**Lean to Sun Room**

Double glazed windows and double glazed door leading to rear garden.

**Office with Utility Area**

A good spacious room with wall cupboard. Utility Area with work surface, corner wash basin, double glazed window to the rear, double glazed door to Garage.

**Downstairs WC**

WC and double glazed rear window.

**First Floor Landing**

Double glazed side window, built in airing cupboard, built in wardrobe/cupboard.

**Bedroom 1**

Double glazed window to the front, radiator.

**Bedroom 2**

Radiator, double glazed window overlooking good size rear garden.

**Bedroom 3**

Radiator, double glazed window to the front.

**Shower Room**

Fitted with modern white 3 piece suite including shower cubicle with electric shower unit over, wash basin with cupboard beneath, WC, heated towel rail, double glazed rear window, fully tiled walls.

**Outside**

The property is approached over a wide double width pressed concrete driveway providing parking and access to Garage with electric up and over door, power supply and tap, double glazed side window. The front garden is gravelled with floral border. The rear garden has steps lead up to a paved patio with selection of gravel beds and patios, well stocked beds and borders, vegetable beds and enclosed by fencing and hedging.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 2300 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk for surface water is high and the risk for rivers and seas is low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

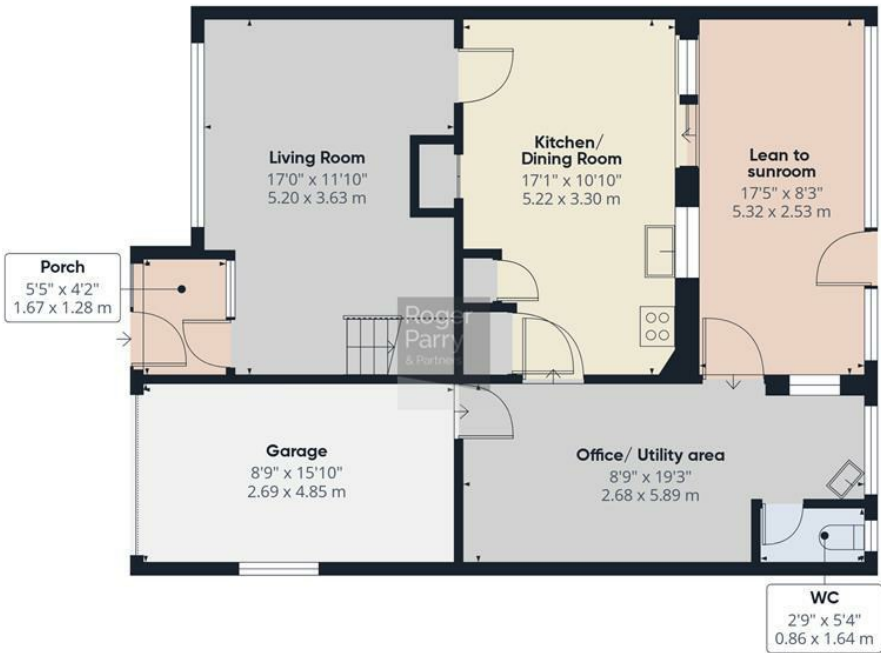
**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1206 ft<sup>2</sup>  
112 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.