ZJ&B
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Estate Agents

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Two Pines, Blakemores Bank, Bayston Hill, Shrewsbury, Shropshire, SY3 0ED

Guide Price £190,000

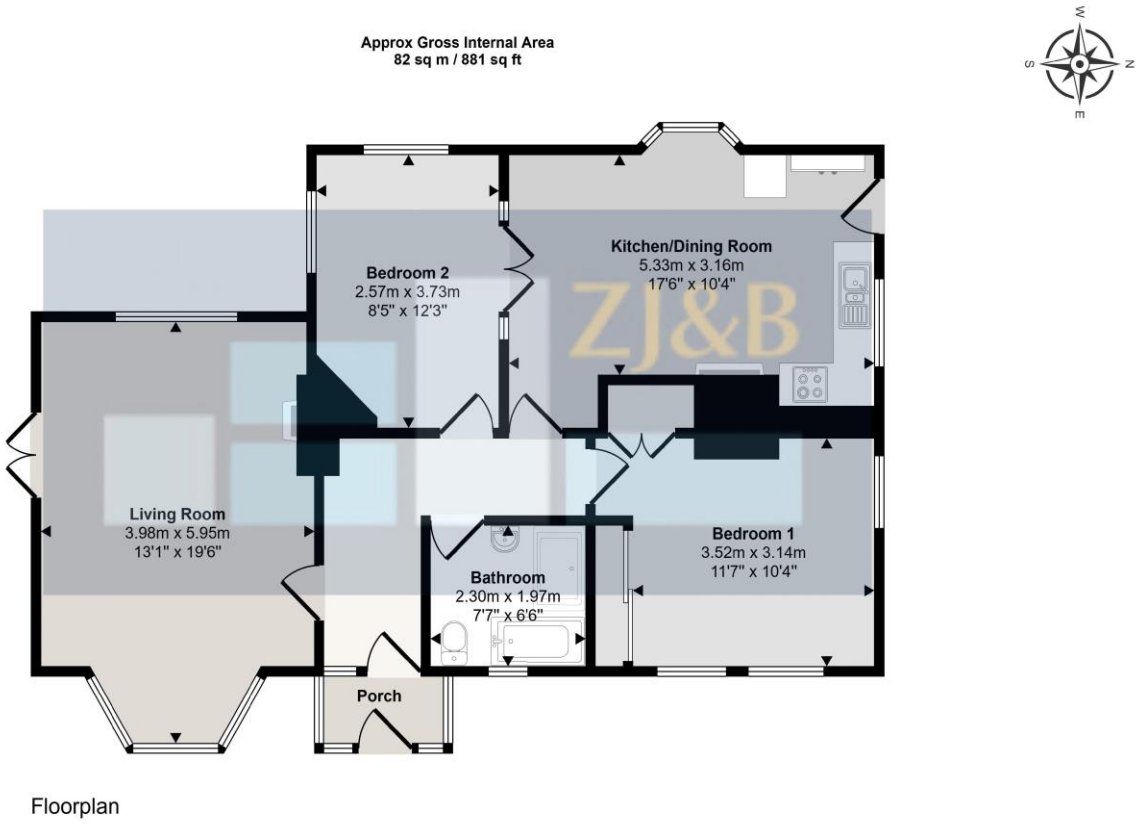
A two-bedroom detached bungalow set within a generous plot, with extensive gardens, driveway and timber garage to the rear.







Occupying a distinctive position in Bayston Hill, Two Pines is a two-bedroom detached bungalow set within a generous plot, with extensive gardens to the rear. There is a driveway and timber garage, and the setting of this bungalow is a particular feature. The accommodation comprises an entrance porch, entrance hall, spacious living room and an open-plan kitchen and dining room with a fitted wood-burning stove, together with two bedrooms and a main bathroom. There is also access to a substantial loft space extending across the footprint of the bungalow. The generous gardens provide ample space for outdoor enjoyment, complementing the property's unusual setting. The combination of its position, plot and accommodation makes Two Pines a distinctive opportunity, offered for sale with no upward chain. Given the size of the plot, the property may also offer scope for redevelopment, including a replacement dwelling or a self-build project, subject to obtaining the necessary planning permission and other consents. Any development potential would need to be independently investigated by prospective purchasers. Bayston Hill is a well-established village on the southern outskirts of Shrewsbury, offering a range of everyday amenities including local shops, a primary school, medical facilities and a village hall. Nearby Lyth Hill provides opportunities for countryside walks with views towards the Shropshire Hills. Shrewsbury town centre is approximately three miles away, with convenient road access and regular bus services, while the nearby A49 and A5 provide connections to the wider area. The bungalow is of non-standard timber construction, with asbestos-containing materials used in the build. Prospective purchasers should seek advice on the construction and its suitability for their intended funding arrangements. The present owner had a loan with a specialist lender. Please contact us for further advice.



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







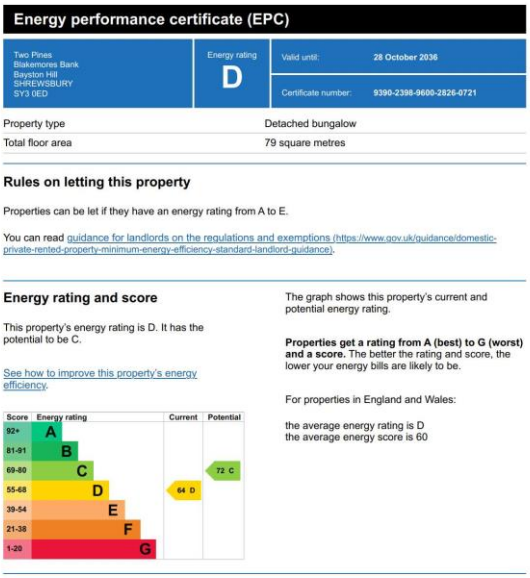












Energy performance certificate (EPC)

Two Pines Blakemore Bank Bayston Hill SHREWSBURY SY3 0ED	Energy rating **D**	Valid until:	28 October 2036
		Certificate number:	9390-2398-9600-2826-0721

Property type	Detached bungalow
Total floor area	79 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

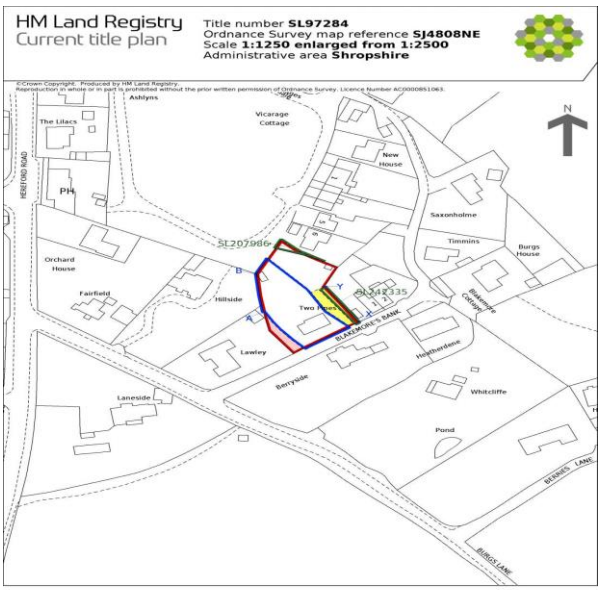
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



This is a copy of the title plan on 7 OCT 2026 at 12:43:18. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band D

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.

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

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

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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