

Roger Parry & Partners

88 Glebe Road, Bayston Hill, Shrewsbury, SY3 0PZ





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Offers In The Region Of £265,000

A well presented three bedroom semi-detached home, offered for sale with no upward chain. Situated within the sought-after village of Bayston Hill, the property is ideally located with a range of local amenities conveniently nearby.

Offering generous and versatile living accommodation, the property is ideally suited to family living. The accommodation briefly comprises: entrance porch, hallway, living room, open-plan kitchen/breakfast room, dining room and a further reception room. To the first floor, there are three good sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking, useful store and an enclosed rear garden.













The property is ideally situated within walking distance of a range of local shops and amenities, including schools and bus services. Shrewsbury town centre is easily accessible, while Meole Brace Retail Park offers a variety of retail outlets, including a Sainsbury's supermarket. The town centre also boasts an excellent selection of restaurants, leisure facilities and shopping opportunities. For commuters, the A5 provides convenient links to the M54 and the wider motorway network, while Shrewsbury railway station offers rail connections to a range of destinations.

Entrance Porch
Featuring wood effect flooring.

Entrance Hall
With wood effect flooring and door leading through to:

Living Room
With wood effect flooring, electric fire with stone effect hearth and mantle, Hive heating control and useful understairs storage cupboard.

Kitchen/ Breakfast Room
Fitted with a range of contemporary wall and base units, incorporating a stainless steel sink set into the worktops. Appliances include an oven with four-ring gas hob, washing machine, tumble dryer and fridge/freezer. Door to understairs storage cupboard. Tiled flooring with complementary tiling to the kitchen area. Door leading through to:

Dining Room
Featuring matching tiled flooring, with a door providing access to the rear garden and a further door leading through to:

Reception Room
With wood effect flooring and door providing access to useful store.

Stairs rise to first floor landing.

Principal Bedroom
With wood effect flooring and useful fitted wardrobe with hanging rail.

Bedroom
With wood effect flooring.

Bedroom
With wood effect flooring.

Bathroom
Fitted with a white suite comprising a panelled bath with shower over, low-level WC and wash hand basin with mixer tap. The bathroom is complemented by wood-effect flooring and stylish wall tiling.

Outside
The property is approached via a concrete driveway, providing off-road parking and access to a useful store. To the front, there is also a lawned area. The enclosed rear garden is predominantly laid to lawn and further benefits from a paved patio area, ideal for outdoor dining and entertaining.

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 outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

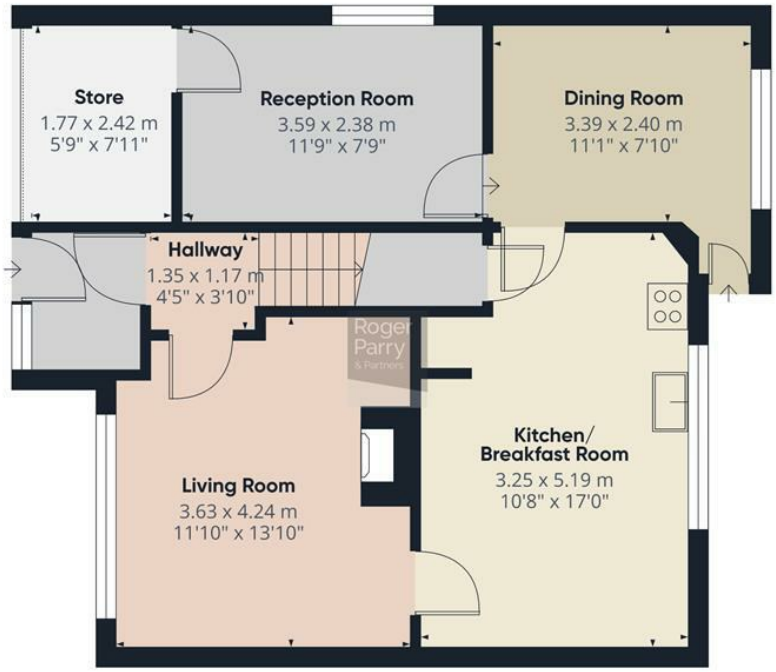
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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.

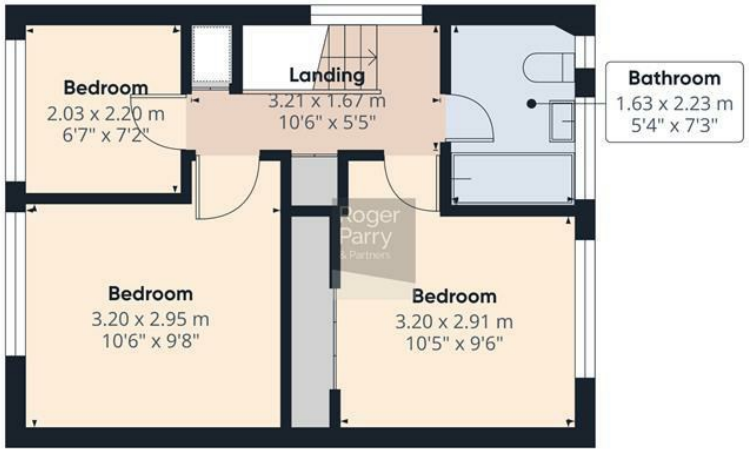
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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(1)

91.4 m²

985 ft²

(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.

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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 t o 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 s hould 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 b een 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.