





5 Green Lane, Bayston Hill, Shrewsbury, SY3 0NS
Offers In The Region Of £264,950

Offered for sale with no upward chain, this well-positioned three-bedroom semi-detached property is located in the highly sought-after village of Bayston Hill. The property offers generous ground floor accommodation, comprising an enclosed porch and hallway, a spacious living/dining room with log burner, conservatory, and kitchen.

To the first floor are three bedrooms and a shower room. Externally, the property benefits from a garage and a southerly-facing rear garden. The property benefits from gas central heating, uPVC double glazing, and off-road parking for several vehicles.



The property is conveniently located within walking distance of a range of local shops and amenities, including schools and regular bus services. Shrewsbury town centre is easily accessible, with Meole Brace Retail Park offering a wide selection of outlets, including a Sainsbury's supermarket. The town centre also provides a varied and fashionable range of leisure facilities, including restaurants. For commuters, the A5 offers direct links to the M54 motorway and the wider national motorway network, while rail services are available from Shrewsbury town centre.

Entrance Porch

5'7 x 3'3 (1.70m x 0.99m)

With double glazed front door and tiled flooring.

Hallway

10'11 x 5'10 (3.33m x 1.78m)

With radiator and wood effect laminate flooring. Doorway leads through to:

Living Room

12 x 10'10 (3.66m x 3.30m)

With window to the front, wooden style flooring, and feature log burner set on a tiled hearth with wooden mantle over. Open access into:

Dining Room

10 x 7'10 (3.05m x 2.39m)

With radiator, wooden style flooring, door leads out to conservatory.

Conservatory

7'6 x 7 (2.29m x 2.13m)

With vinyl floor covering, full length glazed windows, door leads out to rear garden.

Kitchen

10'8 x 8'9 (3.25m x 2.67m)

Kitchen fitted with range of units, worktops with twin bowl sink inset, space and plumbing for washing machine and dishwasher, Worcester gas central heated boiler, window to the rear overlooking rear garden. Door leads out onto carport.

Landing

8'11 x 3'9 (2.72m x 1.14m)

With wood effect laminate flooring, window to side, access to roof space, door leads to useful airing cupboard.

Bedroom

11'5 x 9 (3.48m x 2.74m)

With radiator, wooden style flooring and window to front.

Bedroom

10'5 x 8'4 (3.18m x 2.54m)

With radiator, wooden style flooring and window to rear overlooking garden.

Bedroom

7'10 x 7'3 (2.39m x 2.21m)

With radiator, wooden style flooring and window to front.

Shower Room

6'3 x 5'4 (1.91m x 1.63m)

Fitted with modern white 3 piece suite including shower cubicle with shower unit over, wash hand basin, low flush WC, heated towel rail, rear window, fully tiled walls.

Garage

15'6 x 7'11 (4.72m x 2.41m)

With power and lighting.

Outside

The property is approached via a concrete driveway providing off-road parking and access to the carport. The front garden is laid to stone and bordered by shrubs and fencing. To the rear, the garden features a patio area along with a low-maintenance stoned section, with planted borders containing a variety of flowers and shrubs, access to workshop (former garage). Space for garden shed and greenhouse.

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, variable in-home. 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 enquiries.

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)



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.