

## FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



**Directions:** From Shrewsbury; head out on the A49 Ludlow Leominster road past the retail park and Sainsburys, carrying straight on at the roundabout to the main traffic lights. Continue straight over also on the A49 Ludlow Leominster road and proceed into the village of Bayston Hill turning right onto Lyth Hill Road, then after a short distance turn right at the cross roads onto Lythwood Road, continue for the full length of Lythwood Road and then go straight on, then take the first turning right onto Breidden Way. The property is a short distance on the left hand side indicated by a For Sale board.

### Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

Hogstow Hall  
Minsterley  
Shrewsbury  
SY5 0HZ

Tel: 01743 791336  
Fax: 01743 792770  
Email: mail@rogerparry.net

Welsh Bridge  
165 Frankwell  
Shrewsbury  
SY3 8LG

Tel: 01743 343343  
Email: shrewsbury@rogerparry.net

1 Berriew Street  
Welshpool  
SY21 7SQ

Tel: 01938 554499  
Email: welshpool@rogerparry.net

The Estates Office  
20 Salop Road  
Oswestry  
SY11 2NU

Tel: 01691 655334  
Fax: 01691 657798  
Email: oswestry@rogerparry.net



# Roger Parry & Partners



## 15 Breidden Way, Bayston Hill, Shrewsbury, SY3 0LL

**NO CHAIN - IMMEDIATE VACANT POSSESSION**

**Offers in the region of £207,500**

An extremely spacious three bedroom semi-detached family house which has been extended to both the front and the rear, to provide excellent accommodation, which has the benefit of; gas fired central heating, uPVC double glazing, very large garage, further on-site parking for four vehicles and very good sized rear garden, with large raised patio/sun terrace and Wendy house.

The property occupies a very pleasant and convenient position in this extremely popular and highly regarded residential locality, close to a wide range of local amenities on the doorstep including shops, school, pub food outlets etc. and bus service. There is a large retail park within short driving distance and easy access to Shrewsbury town centre and the bypass.

The accommodation is worthy of a full inspection and briefly comprises; entrance hall, very large extended living room, dining room, kitchen, utility room and ground floor WC. On the first floor are landing, three bedrooms and family bathroom with WC.

**AGENTS NOTE:** The vendor of this property is related to a Roger Parry & Partners employee.



Important notice to all prospective purchasers - Property Misrepresentations Act 1991  
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.  
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

**Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG**  
**Phone: 01743 343 343 Email: shrewsbury@rogerparry.net**  
**www.rogerparry.net**



**ACCOMMODATION COMPRISING:**  
**(All measurements are approximate)**

Coach style outside lighting point and uPVC double glazed front door, providing access into:

**ENTRANCE HALL**

With ceramic tiled floor and gas and electric meter cupboard.

Georgian style glazed door opening into:

**EXTENDED LIVING ROOM 19'3 x 14'8 (5.87m x 4.47m)**

Maximum overall, measured into front extension area having uPVC double glazed window overlooking the front garden, uPVC double glazed window to the side, with radiator beneath and living flame coal effect gas fire with back boiler which heats the domestic hot water and supplies the radiators, TV aerial connection, under stairs storage cupboard, telephone point, wall lighting point.



Glazed double opening doors leading through to:

**DINING ROOM 10'6 x 8'11 (3.20m x 2.72m)**

With wood effect laminate flooring and radiator.



Opening into:

**KITCHEN 12'0 x 8'6 (3.66m x 2.59m)**

With ceramic tiled floor, extensive ranges of granite effect laminate work surfaces having inset single drainer bowl and a quarter stainless steel sink unit with chromium mixer taps, wood effect under cupboards and drawers, built in Beko dishwasher, wine rack, electric

double oven with matching four ring ceramic hob unit above, and brushed steel extractor canopy. Extensive tiled splash areas, very large integrated full sized refrigerator, fitted Venetian blind to uPVC double glazed window overlooking the large rear garden, uPVC double glazed door to the side and hatch to loft space.



Door opening into:

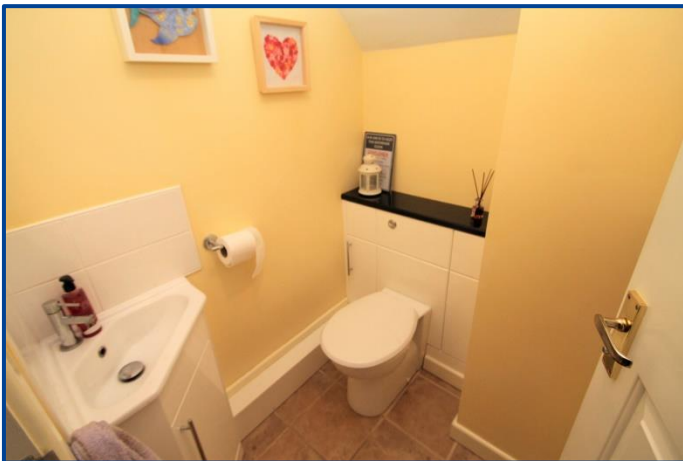
**UTILITY ROOM 6'6 x 5'0 (1.98m x 1.52m)**

With matching ceramic tiled floor, matching laminate work surface, with under cupboard and space and plumbing for automatic washing machine and adjacent wine rack, upright shelved larder unit and matching wall cupboards, tiled splash area.

Door leading through to:

**GROUND FLOOR WC**

With low level WC suite in white comprising; corner fitted hand basin with vanity cupboard beneath and tiled splash area and integrated low level WC with adjacent small utility cupboards, ceramic tiled floor and extractor.



From the living room a staircase ascends to the naturally lit first floor landing with uPVC double glazed window to the side, large hatch with loft ladder providing access to the insulated and part boarded roof space.

**BEDROOM (FRONT) 15'10 x 8'6 (4.83m x 2.59m)**

With wood effect laminate flooring, large uPVC double glazed window making this a lovely light room, radiator and door enclosing the airing cupboard with factory

lagged cylinder, slatted shelving and digital central heating programmer.



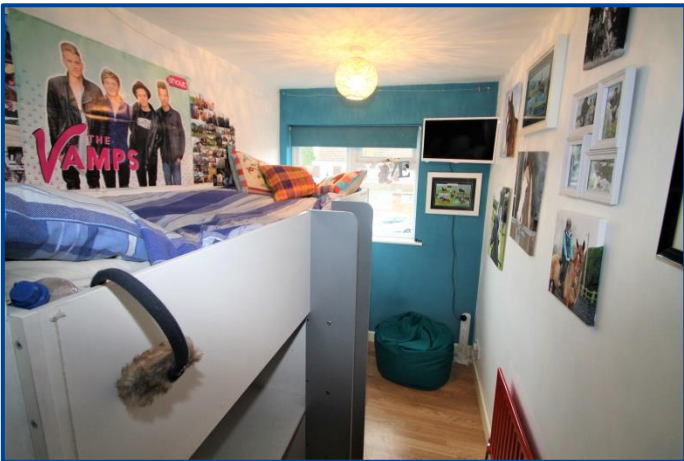
**BEDROOM TWO (REAR) 9'1 x 8'1 (2.77m x 2.46m)**

With radiator and uPVC double glazed window overlooking the delightful rear garden.



**BEDROOM THREE (FRONT) 10'9 x 5'10 (3.28m x 1.78m)**

(Including good sized cupboard over stair bulkhead) Wood effect laminate flooring, radiator and uPVC double glazed window.



**FAMILY BATHROOM**

With laminate tile effect flooring, fully tiled walls and white three piece suite comprising; panelled bath with chromium style mixer taps, wall mounted Triton T80 electric shower unit with riser rail head and soap tray, built in vanity unit housing integrated low level WC and hand basin with mixer taps and cupboards beneath.

With white ladder style towel rail/radiator and opaque uPVC double glazed window.



**OUTSIDE**

The property is approached over an extremely large brick paviour front driveway/forecourt providing parking for four vehicles, flanked by lawn area with flower border and external meter cupboard and further outside coach style lighting points. The driveway extends past the side of the property via double opening security gates over a further concreted hard standing area and extends to:

**GARAGE 23'0 x 10'2 externally (7.01m x 3.10m)**

Brick built having concrete floor, power and lighting supply, up and over door and part glazed service to the side.

**OUTSIDE REAR**

Paved pathway extends around to the rear with outside water tap, concrete pathway with adjacent raised and extremely large shaped crazy paved patio area/sun terrace, further outside lighting point and crazy paved steps and pathway leading to the very good sized timber and felt Wendy house with doors, windows and mezzanine area.

To the rear of the property is a very large lawn which is bounded and screened by lapped timber fencing and hedging.



**EPC Rating: TBC**

For a full copy of the Energy Performance Certificate please contact agent.