

FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury, head out on the A49 Ludlow/Leominster road and continue to the village of Bayston Hill turning right into Lyth Hill Road. Then take the next right into Lythwood Road, continue for some distance eventually turning left just before reaching The Beeches public house. The property will be seen on the left-hand side of the road 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

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Roger Parry & Partners



Beeches House, 7 Beeches Road, Bayston Hill, SY3 0PF

NO CHAIN - IMMEDIATE VACANT POSSESSION

Offers in the region of £290,000

An extremely spacious modernised four double bedroom detached family house having the benefit of gas-fired central heating, uPVC sealed unit double glazing, on-site parking and enclosed gardens.

The property occupies a very pleasant and convenient position in this highly recommended residential area within very short walking distance of an excellent range of local amenities including shops, schools, bus service etc. Yet being easily accessible to the Shrewsbury retail parks, town centre and road network.

The accommodation briefly comprises: large living room, dining room, refitted kitchen/breakfast room and ground floor fourth bedroom. On the first floor, large landing gives access to: three further double bedrooms and refitted four piece white bathroom suite.

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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.

ACCOMMODATION COMPRISING:
(All measurements are approximate)

Covered entrance with outside lighting point and uPVC double glazed front door with matching side screens opening into:

LIVING ROOM

24'6 x 12'0 (7.47m x 3.66m)

Including staircase to first floor. Having feature central brick fireplace with gas point (not connected), two double radiators, wood effect laminate flooring, uPVC double glazed bay window to the front and uPVC window to the side, TV aerial connection, telephone point, central heating thermostat. Door leading through to:



GROUND FLOOR BEDROOM FOUR

13'9 x 12'0 (4.19m x 3.66m)

Into uPVC double glazed bay window to the front, diamond shaped uPVC window to the side, wood effect laminate flooring, coving to ceiling and double radiator.



NEWLY FITTED KITCHEN/BREAKFAST ROOM

14'3 x 14'3 (4.34m x 4.34m)

With patterned ceramic tiled flooring, extensive ranges of wood effect laminate work surfaces with high gloss under cupboards and drawers incorporating two built in carousel units, upright shelved store cupboards also containing the main gas fired central heating boiler which heats the domestic hot water and supplies the radiators, inset single drainer bowl and a quarter sink unit with mixer taps integrated four ring touch ceramic hob unit, glazed and stainless steel extractor above, built-in brushed steel effect electric oven and built-in matching microwave. Further shelved storage cupboards above and below, eight recessed down lighters, double radiator, electric meter and switchboard, raised feature breakfast bar, extensive tiled splash areas, two uPVC double glazed windows and door to the exterior. A further door gives access to a storage area also containing the recessed appliances. An archway then leads through to:



DINING ROOM

16'0 x 10'0 (4.88m x 3.05m)

With coving to ceiling, double radiator, newly fitted carpet and uPVC double glazed sliding patio doors to the garden.

From the living room, a staircase with attractive banister and newly fitted carpet ascends to:

LARGE NATURALLY LIT FIRST FLOOR LANDING

With wood effect laminate flooring, uPVC double glazed window to the front, double doors giving access to very large built in airing cupboard with factory lagged cylinder,

immersion heater and slatted shelving, hatch providing access to roof space and four recessed downlighters. Landing gives access to bedroom accommodation comprising:



BEDROOM ONE

14'0 x 11'9 (4.27m x 3.58m)

With wood effect laminate flooring, two uPVC double glazed windows, double radiator, small hatch to roof space.



BEDROOM TWO

12'2 x 11'9 (3.71m x 3.58m)

With wood effect laminate flooring, two uPVC double glazed windows and double radiator.



BEDROOM THREE (L SHAPED)

13'9 x 13'0 (4.19m x 3.96m)

Having wood effect laminate flooring, double radiator, two uPVC double glazed windows and spotlighting racks.

FAMILY BATHROOM

With attractive contemporary four-piece white suite comprising: double ended bath with mixer taps and shower attachment, low level WC, wall mounted hand basin with mixer taps, corner shower unit with pivot door and Mira Vista electric shower unit. Fully tiled walls, double radiator, opaque uPVC double glazed window and patterned ceramic tiled flooring.



OUTSIDE

The property is approached via rendered walls with timber panel insets ensuring maximum privacy via a wooden wicket gate with paved pathway to the front door and via large wooden double opening security gates providing vehicular access to a large brick paviour parking area for two vehicles with outside lighting point, lawned area with mature trees and shrubbery. Cobblestoned area with gravelled insets, further paved stepping stones and pathway, outside water tap. All being well screened to the rear.



There is a paved pathway to the back door which extends along the side of the property to the front with pathway bounded by grassed area and extending to a gravelled area with low stone walling containing flower borders and external gas meter cupboard and wall mounted satellite dish and wooden door giving access to small attached timber garden store.

EPC Rating: E

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