



Helping *you* move



## 23 Brookfield, Bayston Hill, SY3 0LJ

An extended, three bedroom semi detached house, situated in this popular residential locality being served by a range of local shops and Primary school facilities.

Offers in the region of  
**£240,000**

# 23 Brookfield, Bayston Hill, Shrewsbury, SY3 0LJ

## Overview

- Semi Detached House
- Three Bedrooms
- Hall, Lounge
- Dining Room
- Conservatory
- Kitchen, Utility, WC
- Shower Room
- Driveway, Garage
- EPC D
- Council Tax C



## Location

Situated in the popular residential locality of Bayston Hill, the property is served by a range of local shops, Public House and Oakmeadow Church of England Primary School; there are several secondary schools within the Shrewsbury area. The Town itself is approximately 2.5 miles distant and offers an excellent range of shopping and leisure amenities.

## Brief Description

An extended, three bedroom semi detached house, considered ideal for first time buyers. The accommodation comprises spacious Hall with stairs to the first floor. The Lounge is off to the left and has a window to the front, attractive fireplace, an archway through into the Dining Room which has sliding patio doors to the conservatory and kitchen.

The Kitchen which has a return door to the Hall and door to the utility – there are a range of cupboards and drawers, complementary working surfaces, space for oven, window overlooking the side and door through to the utility room which has a WC and doors to the conservatory and to the side of the property.





Stairs from the Hall ascend to the first floor with turn at the top and window on the side. There are three Bedrooms, two looking out to the front and one to the rear. The Shower Room has a shower cubicle, WC and wash hand basin. Internally, the accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over driveway with adjacent lawned garden. To the side of the property is a Garage. The rear garden has a patio and gravelled area.



## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

## LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002 Council Tax Band C

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## DIRECTIONS

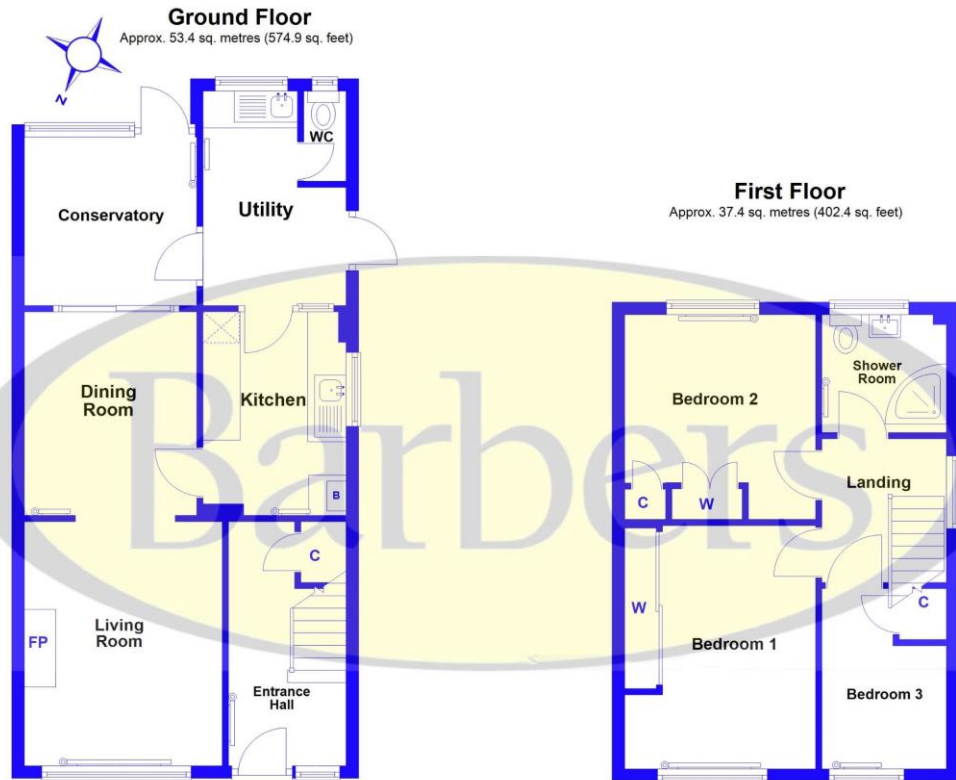
From Dobbies roundabout proceed along the Hereford Road (A49) and after the Three Fishes take the second right into Lyth Hill Road. Take the third right into Lythwood Road and proceed to the end and bear right into Overdale Road. Take the first left hand turn in to Brookfield, where the property can be found on the left hand side.

## METHOD OF SALE

For Sale by Private Treaty.

WE37524 120325

**AML REGULATIONS** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 90.8 sq. metres (977.3 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

**All measurements quoted are approximate:**

**LOUNGE**

13' 0" x 10' 4" (3.96m x 3.15m)

**DINING ROOM**

8' 11" x 10' 10" (2.72m x 3.3m)

**KITCHEN**

7' 6" x 10' 6" (2.29m x 3.2m)

**UTILITY ROOM**

11' 4" x 7' 4" (3.45m x 2.24m) max.

**WC**

2' 2" x 4' 9" (0.66m x 1.45m)

**CONSERVATORY**

9' 2" x 8' 11" (2.79m x 2.72m)

**BEDROOM ONE**

12' 10" x 9' 10" (3.91m x 3m)

**BEDROOM TWO**

10' 10" x 9' 11" (3.3m x 3.02m)

**BEDROOM THREE**

6' 6" x 10' 0" (1.98m x 3.05m) max.

**SHOWER ROOM**

6' 1" x 6' 6" (1.85m x 1.98m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.