

SAMUEL WOOD

6 Gorse Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0JJ

Asking Price £420,000



# 6 Gorse Lane

## Bayston Hill, Shrewsbury, Shropshire, SY3 0JJ

4 2 2 D

- Link Detached Family Home
- Two Bathrooms
- Excellent Panoramic Rural Views To Rear
- Landscaped Gardens Private Driveway & Garage
- Gas Central Heating
- Four Well Proportioned Bedrooms
- Open Plan Living Dining Room
- Kitchen Breakfast Room
- Utility Room
- EPC Rating D





Mannleys Samuel Wood are pleased to present this four-bedroom link-detached family home, occupying an attractive position in the sought-after village of Bayston Hill, with stunning panoramic rural views to the rear. Ideally placed for local amenities and convenient access to Shrewsbury, the property offers generous accommodation, a private driveway, integral garage and landscaped gardens. Requiring some modernisation, it presents an excellent opportunity for buyers to add value and create a superb family home in a popular residential location. Viewing is highly recommended by the selling agent.

Situated at 6 Gorse Lane, Bayston Hill, near Shrewsbury, this four-bedroom link-detached family home offers well-proportioned accommodation ideally suited to modern family living. The ground floor begins with an inviting entrance hallway, leading through to a spacious open-plan living and dining room, providing an excellent space for both relaxing and entertaining. Double doors open directly onto the rear patio, creating a lovely connection between the indoor and outdoor living spaces. The kitchen breakfast room offers a practical and sociable area for everyday family life, with access to a useful utility room, a downstairs shower room and the integral garage.

The first floor continues to impress with four well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring a home office. Each bedroom provides versatility to suit a variety of lifestyles, while the recently improved shower room adds a modern and practical finishing touch to the upper-floor accommodation. Together, the well-arranged rooms provide a comfortable and functional environment for family living.

Externally, the property benefits from a private driveway providing off-road parking, alongside the convenience of an integral garage. The landscaped gardens offer attractive outdoor spaces to relax, entertain and enjoy the surrounding setting. A particular highlight is the stunning panoramic rural views to the rear, creating a wonderful backdrop and a sense of openness rarely found in a family home. Combining generous accommodation, practical parking and appealing outdoor space, this property presents an excellent opportunity to enjoy family life in the popular village of Bayston Hill, within easy reach of Shrewsbury.



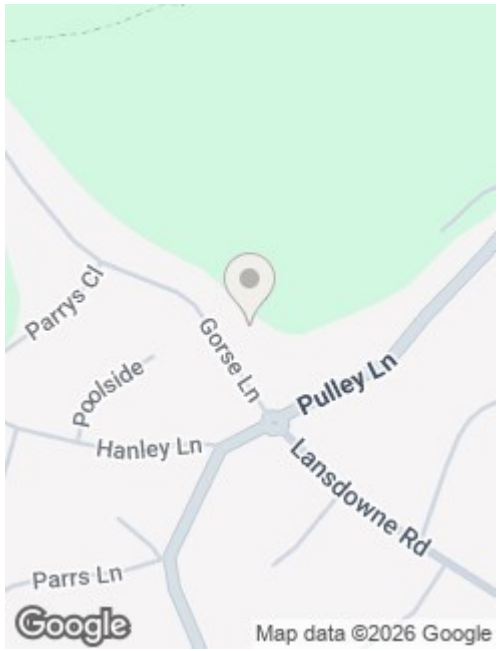













## Directions

What3words: ///sorry.tunes.comical

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 23 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps
*Results provided by Ofcom and correct at time of listing*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

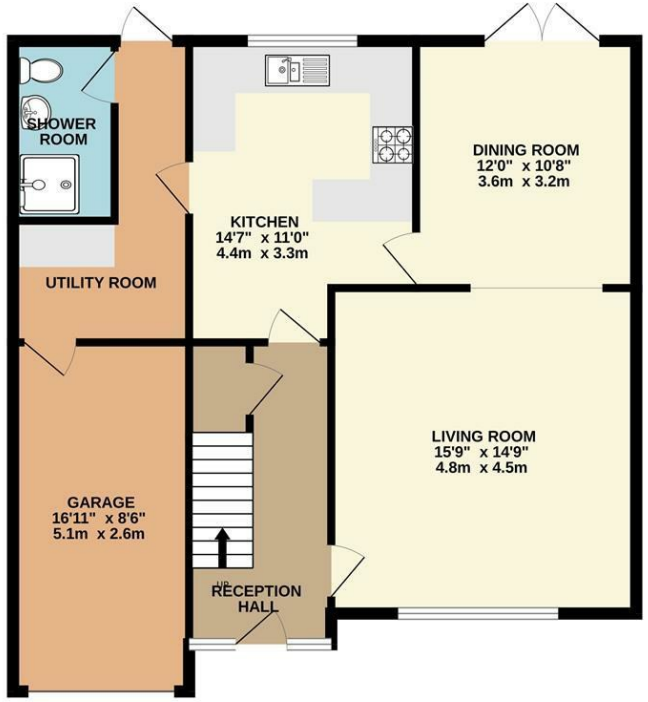
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.


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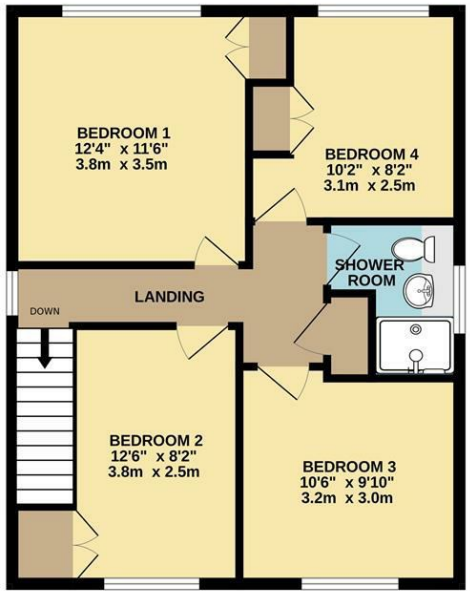


# Floor Plans

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.




1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.




TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.