

SAMUEL WOOD

37 Beeches Road, Bayston Hill, Shrewsbury, SY3 0PG

Offers In The Region Of £285,000



37 Beeches Road

Bayston Hill, Shrewsbury, SY3 0PG

3 1 1 C

- Beautifully Presented and Improved Throughout
- Open Plan Kitchen and Dining Area
- Landscaped Rear Garden with Water Feature
- Garage and Useful Gated Side Access
- Sought-After Bayston Hill Village Location
- Three Well-Proportioned Bedrooms
- Spacious Utility Room with Garage Access
- Driveway Parking for Two Vehicles
- Triple Glazed Upstairs Windows
- Gas Central Heating - EPC Rating C





Beautifully presented and improved throughout, this attractive family home occupies a popular position within the sought-after village of Bayston Hill, offering a wonderful combination of modern living, practical features and outdoor enjoyment. The property has been thoughtfully enhanced by the current owners, with improvements including upgraded glazing, a modernised kitchen and dining space, updated décor and a landscaped rear garden. The open-plan kitchen/diner provides an ideal setting for everyday family life and entertaining, with direct access onto the patio, while the generous utility room offers excellent additional practicality. Outside, the property benefits from off-road parking for two vehicles and a delightful enclosed rear garden. Conveniently positioned for local amenities, bus services and access into Shrewsbury, this is a home ready to be enjoyed - A fantastic family home in a village location, ready to move straight into!

The ground floor offers well-presented and versatile living space, with a welcoming lounge featuring attractive updated décor and an electric fireplace, creating a comfortable environment in which to relax. To the rear, the open-plan kitchen/diner provides an excellent space for family dining and entertaining, with patio doors opening directly onto the garden, allowing plenty of natural light and providing a lovely connection between indoor and outdoor living. There is also a particularly useful, generously sized utility room, offering additional storage and workspace, together with access to both the garage and rear patio. The ground floor has benefited from a number of improvements, including a new front door, replacement panes of glass and upgraded patio doors.

The first floor provides three well-proportioned bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for home working. The family bathroom serves the bedrooms and completes the upstairs accommodation. The property has benefited from further improvements, including all first-floor windows having been replaced or upgraded to triple glazing approximately three years ago, helping to enhance comfort and efficiency. A new boiler and radiators were installed approximately ten years ago. Fibre to the Premises (FTTP) broadband has also been installed, providing the benefit of a modern high-speed internet connection.

Externally, the property continues to impress. To the front, the former lawn has been replaced with a gravelled driveway, providing valuable off-road parking for two vehicles, alongside a garage fitted with a replacement garage door. Gated side access leads through to the rear garden, which has been thoughtfully landscaped to create an attractive and enjoyable outdoor space. The garden features a lovely patio area, upgraded approximately five to six years ago, together with a decorative water feature and established planting, providing an ideal setting for outdoor dining, entertaining or simply relaxing during the warmer months. Further access to the patio is available from the utility room, adding to the practicality of the outdoor space.



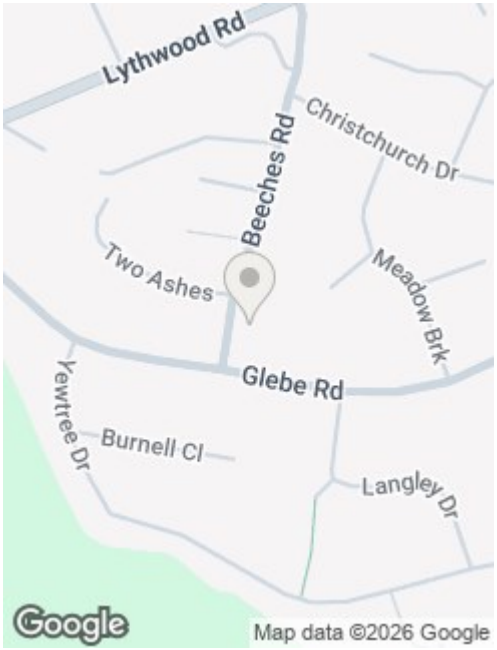



SONOS









Directions

What3words: ///stone.before.bank

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

Broadband Speed: Basic 16 Mbps, Superfast 82 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: C

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.

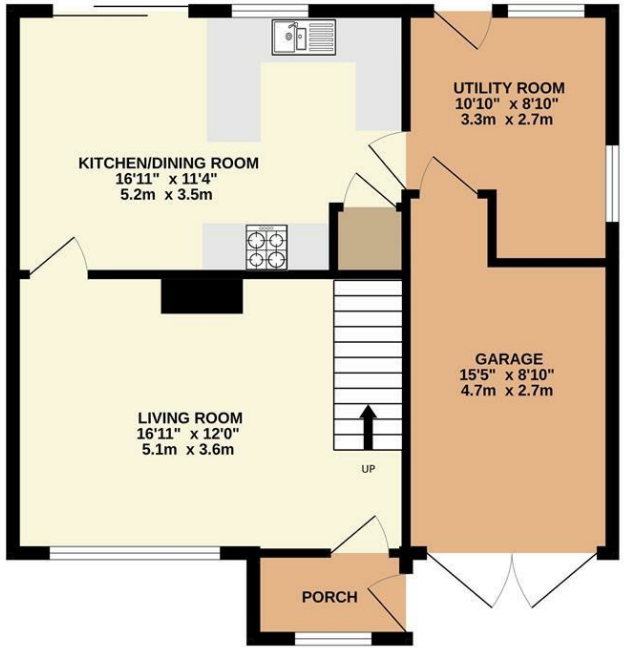
These details are awaiting final approval and may be subject to some changes.



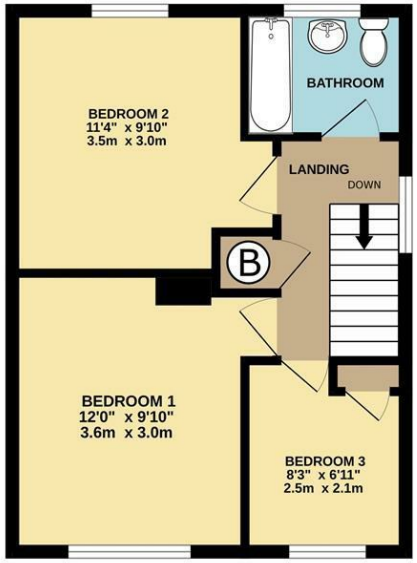


Floor Plans

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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