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Pulley Lane, Bayston Hill, SY3 0JH

Offers Around
£260,000



Property Description

This is an attractive detached bungalow which offers spacious rooms and a lovely rear garden. The bungalow is situated on the fringe of this very popular village which offers a wide range of amenities which includes doctors, dentist and shops.

Approached into a wide entrance hall which gives access to a good size lounge, double doors lead into a kitchen/diner, large conservatory which is timber double glazed, two good size bedrooms and a bathroom with white suite.

The drive has parking for two cars and a CARPORT and useful storage area. The rear garden is an attractive feature of the bungalow being a good size but still easily managed with circular lawn and pretty, well stocked flower and shrub borders.

Accommodation

SPACIOUS ENTRANCE HALL

LOUNGE 4.9m x 3.3m (16'0" x 10'9")

KITCHEN/DINER 4.9m x 3.4m (16'0" x 11'1")

CONSERVATORY 5.4m x 3.2m (17'8" x 10'5")

BEDROOM ONE 3.3m x 3.2m (10'9" x 10'5")

BEDROOM TWO 3.5m x 3.5m (11'5" x 11'5")

BATHROOM

Tenure: Freehold



Floor Plan: Pulley Lane, Bayston Hill, SY3 0JH



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

