

SAMUEL WOOD

4 Parrys Close, Bayston Hill, Shrewsbury, SY3 0HP

Asking Price £475,000



4 Parrys Close

Bayston Hill, Shrewsbury, SY3 0HP

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- Well Presented Detached Family Home
- Meticulously Landscaped Gardens
- Open Plan Living Dining Room
- Spacious Kitchen Breakfast Room
- Gas Central Heating
- Four Well Propotioned Bedrooms
- Sought After Cul-De-Sac Position
- En-Suite To Master
- Two Car Driveway & Garage
- EPC Rating C

Mannleys Samuel Wood are delighted to present this attractive four-bedroom detached family home, occupying a prime cul-de-sac position in the highly sought-after village of Bayston Hill. Offering spacious and versatile accommodation, beautifully landscaped gardens, an integral garage and driveway parking for two vehicles, the property is ideally placed for a range of local amenities, well-regarded schooling and convenient access to Shrewsbury and the surrounding countryside. An excellent opportunity to enjoy a relaxed village lifestyle with everyday conveniences close at hand. Viewing is highly recommended by the selling agent.

Situated in a prime cul-de-sac position, 4 Parrys Close is an attractive four-bedroom detached family home offering spacious and versatile accommodation. The ground floor begins with a welcoming entrance hallway providing access to the principal reception areas, a convenient cloakroom/WC and a well-appointed kitchen/breakfast room. The generous living/dining room provides an ideal space for both relaxing and entertaining, while the kitchen/breakfast room benefits from double doors opening directly onto the rear patio, creating a seamless connection between indoor and outdoor living. A practical utility room provides additional functionality, with direct access to the integral garage.

The first floor offers four well-proportioned bedrooms with each having built in double wardrobes aside from the master which has two, providing comfortable accommodation for families and flexibility for guests or home working. The principal bedroom benefits from its own en-suite shower room, adding a touch of privacy and convenience. The remaining bedrooms are served by a family bathroom, which can be accessed from both the landing and one of the bedrooms, offering a practical and versatile arrangement for modern family living.

Occupying a desirable position within this peaceful cul-de-sac, the property enjoys beautifully landscaped gardens that provide an attractive setting for the home. The rear garden features two patio areas, ideal for outdoor dining, entertaining and relaxing during the warmer months, with the double doors from the kitchen/breakfast room enhancing the connection to the garden. To the front, a two-car driveway provides ample off-road parking and leads to the integral garage, completing this appealing family home with a combination of practicality, privacy and attractive outdoor space.







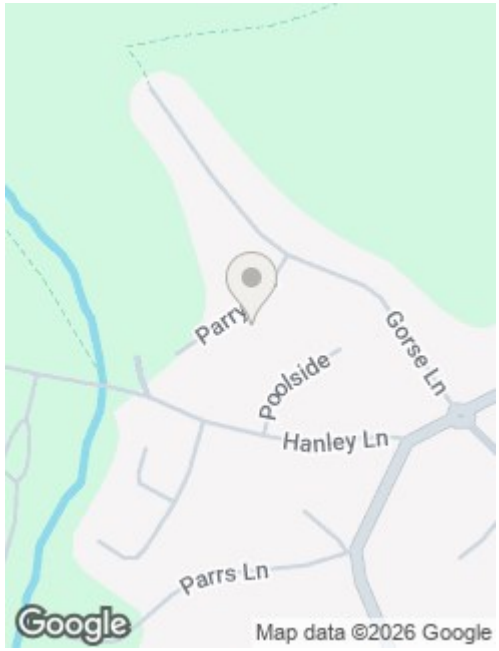












Directions

What3words: ///urgent.casual.state

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

Broadband Speed: Basic 16 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: E

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.

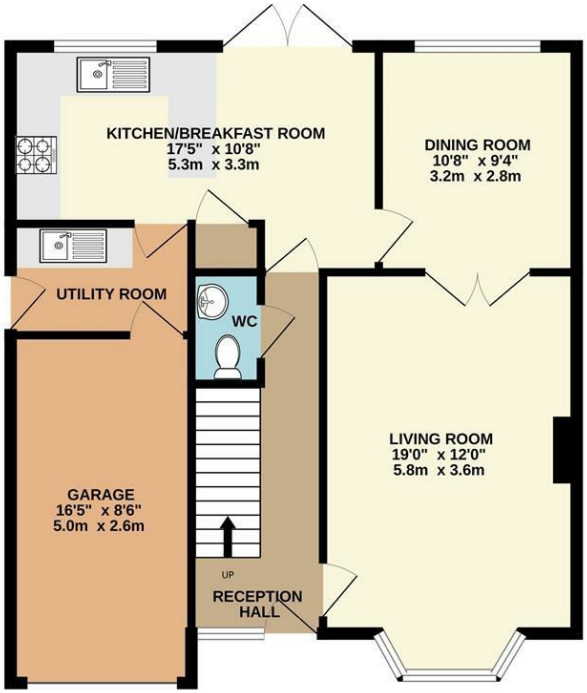
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler,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



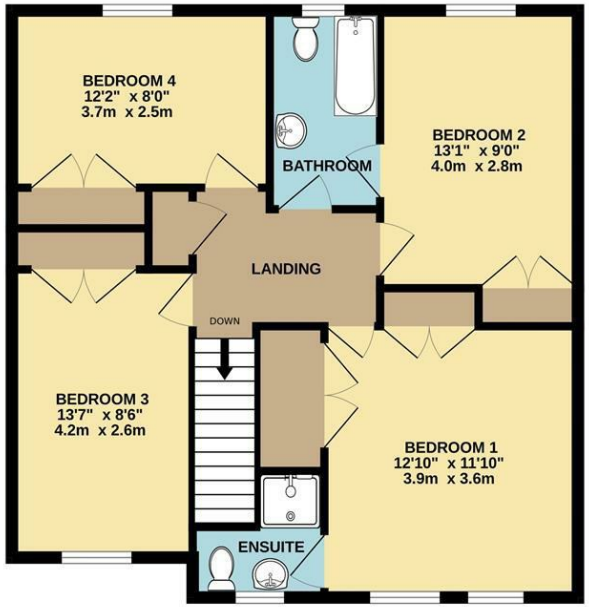


Floor Plans

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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.