



SAMUEL WOOD

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

Offers In The Region Of £375,000



5 Gorse Lane

Bayston Hill, Shrewsbury, Shropshire, SY3 0JJ



- Recently Renovated Home - near completion
- Three Generous Sized Bedrooms
- Driveway & Garage
- Gas Central Heating
- Granted Planning Permission For Garage Conversion Into Two Bedrooms
- Spacious Reception Room
- Modern Family Bathroom
- Extensive Rear Garden
- Popular Location with Amenities & Road Links
- EPC Rating C

Samuel Wood is delighted to offer for sale this spacious and versatile dormer bungalow on Gorse Lane in Bayston Hill. The property has been the subject of a recent renovation project which is all complete aside from the flooring, painting and internal doors in certain rooms allowing potential purchasers to add their own final touches to this impressive home. Boasting a well designed contemporary layout complemented by a well maintained garden to the rear and extensive driveway to the front. Situated in the popular village of Bayston Hill close to local amenities including shops, pubs, schools and useful road links. Viewing is highly recommended by the selling agent.

*Planning permission has been granted for a two room garage conversion.

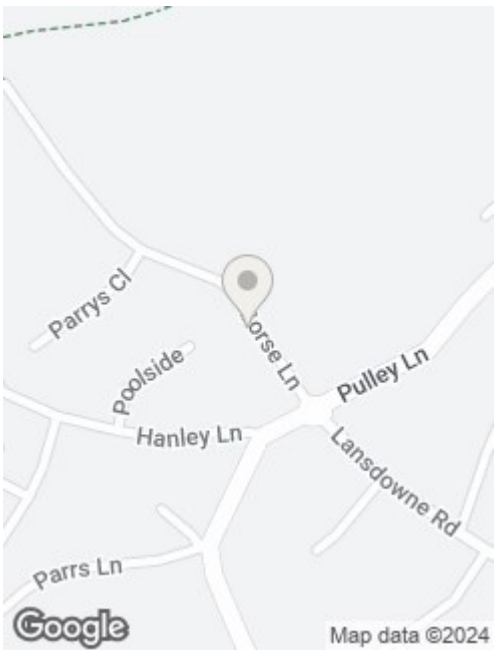
Located at 5 Gorse Lane in Bayston Hill, this three-bedroom detached dormer bungalow is a renovation project that presents an exciting opportunity for homeowners or investors. The property has undergone significant updates, including the installation of a new wooden and glass staircase that adds a modern touch to the interior. Additionally, a completely new heating system with new modern designer with updated radiators has been installed, ensuring comfort throughout the home. The property has also had a full electrical rewire including new designer switches and light fittings. The living room has a large feature electric fireplace and patio door to the rear allowing ample natural light. A newly fitted family bathroom enhances the functionality and aesthetic appeal of the property.

The exterior of the bungalow features a landscaped rear garden, ideal for outdoor activities and relaxation. The property also boasts a spacious three-car driveway, providing ample parking space. The bungalow has been fitted with part new external windows including a full height modern screen window, enhancing its overall curb appeal and energy efficiency. While significant work has been completed, a majority of the upstairs and downstairs rooms still require flooring and painting, allowing the new owner to add personal touches. The proposed utility room is equipped with a toilet and has the necessary electrics, water and waste pipe in place for further installations.

One of the standout features of 5 Gorse Lane is the integral garage, which comes with granted planning permission for a two-room conversion. This offers potential for additional living space or the creation of a home office or studio. The large rear garden and expansive driveway add to the property's appeal, making it a versatile and promising project for those looking to create a customised and comfortable home in a desirable location.







Directions

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

Broadband Speed: Up to 1000 Mbps

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.

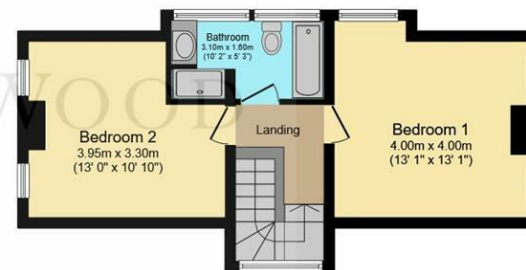
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







Ground Floor
Floor area 104.4 m² (1,124 sq.ft.)



First Floor
Floor area 39.8 m² (429 sq.ft.)

TOTAL: 144.2 m² (1,552 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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