



SAMUEL WOOD

49 Overdale Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LF

Offers In The Region Of £280,000







# 49 Overdale Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0LF



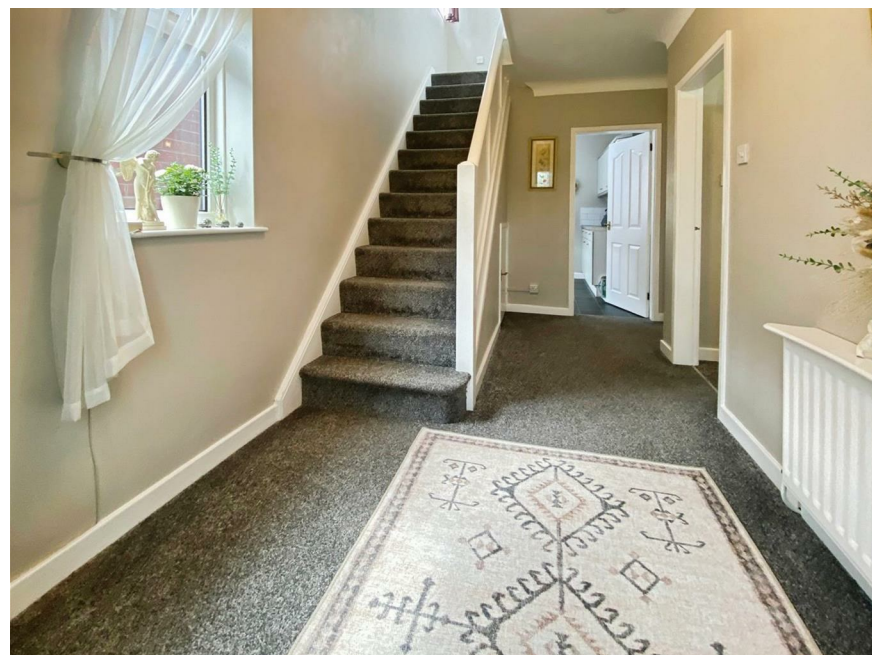
- Well Presented Family Home
- Three Well Proportioned Bedrooms
- Contemporary Kitchen
- Meticulously Landscaped Gardens
- Detached Garage with Planning Permission for Development
- Recently Renovated Throughout
- Two Spacious Reception Rooms
- Full Gas Central Heating
- Private Driveway
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented family home on Overdale Road in Bayston Hill. The subject of a recent renovation 49 Overdale Road boasts spacious contemporary living combined with a well maintained plot including driveway and detached garage with granted planning permission for a living space development. Situated in the popular village of Bayston Hill south of the town centre, close to excellent amenities including shops, pubs, cafes, scenic rural walks, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

Upon entering the property, the porch leads into a spacious reception hall that sets the tone for the stylish interiors throughout the home. The ground floor offers two generous reception rooms, both featuring elegant electric fireplaces that create a warm and inviting atmosphere, ideal for both relaxing evenings and entertaining guests. The kitchen is thoughtfully designed with built-in appliances and modern cabinetry, providing a practical and sleek cooking environment. A separate laundry room and a convenient WC complete the ground floor layout, offering functionality and comfort for everyday family living.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering ample natural light and pleasant views of the gardens. The family bathroom is tastefully appointed, featuring contemporary fittings and a clean, modern design. The versatile accommodation on the first floor provides flexibility for families, professionals, or those seeking a home office space.

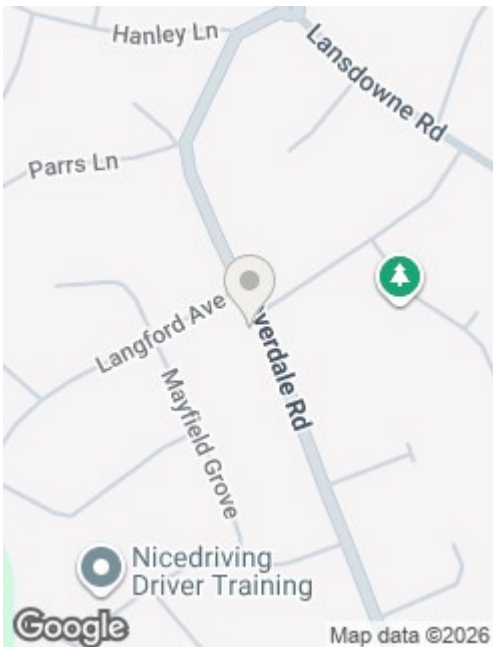
Outside, the property enjoys a generous plot with a traditional front garden, a driveway providing parking for multiple vehicles and a detached garage with granted planning permission (24/03741/FUL) for conversion to a living space - presenting an exciting opportunity for further development. The south-west facing rear garden is fully enclosed and enjoys a sunny aspect, ideal for outdoor dining, gardening, or simply unwinding. The outdoor space complements the internal accommodation perfectly, making this home a desirable choice for families and lifestyle seekers alike.











## Directions

What3Words [///weedy.chin.barks](https://www.what3words.com/what3words/weedy.chin.barks)

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

Broadband Speed: Basic Mbps, Superfast Mbps & Ultrafast 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.

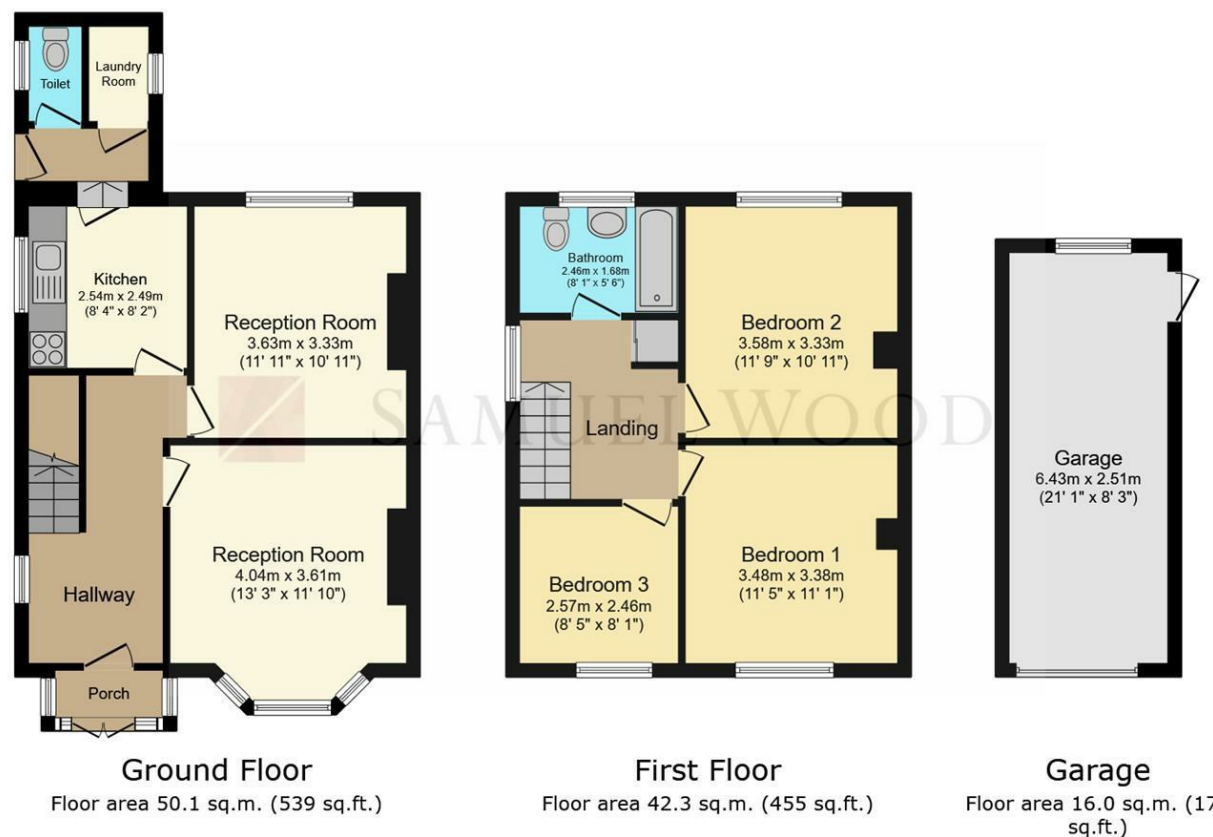












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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