



## 1 Vicarage Court, The Common, Bayston Hill, Shrewsbury, Shropshire, SY3 0BY

**£550,000**

A stylish, substantial 5 bedroom detached house of great quality. Standing in a large plot.

The impressive accommodation includes: Splendid Entrance Hall, Generous Living Room With Inglenook Style Fireplace, Sitting Room, Dining Room, Quality Fitted Kitchen/Breakfast Room, Utility Room, Shower Room. The 1st Floor Provides 2 En-suite Bedrooms, 3 Further Double Bedrooms & Main Bathroom. Outside There Is A Large Double Garage & Extensive Well-Maintained Gardens.

Viewing Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

## Accommodation comprises

Recessed Porch, entrance door with stained leaded glass panel.

## Impressive Entrance Hall 14' 6" x 12' 11" (4.42m x 3.93m)

Double radiator, staircase with half landing leads to First Floor Landing, built in cloaks cupboard, large built in under stairs storage cupboard.

## Ground Floor Shower Room

Fitted with fully tiled shower cubicle, wash basin, WC, vanity cupboard, radiator, double glazed window.

## Living Room 26' 8" x 13' 6" (8.12m x 4.11m)

Inglenook style fireplace with exposed brickwork and beam, slate hearth, dog basket for an open fire and coal effect electric stove inset, 2 double glazed windows to either side of inglenook, 3 double radiators, 3 large double glazed windows and sliding patio doors leading on to garden enjoying fine views across towards Shrewsbury. Double doors to

## Dining Room 13' 10" x 12' 11" (4.21m x 3.93m)

Again, a lovely bright room with 2 double glazed windows and sliding patio doors leading onto attractive landscaped gardens, 2 radiators, door to the Entrance Hall.

## Sitting Room 12' 11" x 11' 2" (3.93m x 3.40m)

Feature Adams style fireplace with coal effect gas fire inset, double radiator, double glazed window to the front.

## Family Kitchen/Breakfast Room 14' 11" x 13' 5" (4.54m x 4.09m)

Fitted with excellent range of quality Smallbone Kitchen units, glass fronted display and matching dresser, plate rack, integrated dishwasher and fridge, laminated work tops with inset 1 1/2 bowl sink unit, deep tiled surround to work areas, gas range cooker, double radiator, double glazed side and rear windows overlooking garden.

## Utility Room 12' 1" x 5' 11" (3.68m x 1.80m)

Fitted with range of units, laminated work tops with tiled surround, inset sink unit, gas fired central heating boiler, double radiator, double glazed window and door to rear.

## Spacious First Floor Landing 13' 11" x 12' 11" (4.24m x 3.93m)

Radiator, double glazed window with pleasant open front aspect, built in airing cupboard.

## Bedroom 1 12' 11" x 12' 7" (3.93m x 3.83m)

Dual aspect double glazed window providing excellent natural lighting, double radiator, twin double built in wardrobes with folding doors.

## En Suite Shower Room

Generous size, fully tiled and fitted with 4 piece suite including shower, bidet, wash basin with cupboard beneath, WC, double radiator, double glazed side window, built in linen cupboard.

## Bedroom 2 11' 8" x 9' 6" (3.55m x 2.89m)

Dual aspect double glazed windows overlooking garden and views towards the town centre and spires, radiator, range of fitted wardrobes.

## En Suite Shower Room

Fitted with white 3 piece suite including shower cubicle, wash basin, WC, fully tiled walls, radiator, double glazed window.

## Bedroom 3 10' 10" x 9' 4" (3.30m x 2.84m)

Dual aspect double glazed windows, 2 double built in wardrobes with folding doors, radiator.

## Bedroom 4 11' 7" x 9' 2" (3.53m x 2.79m)

Radiator, dual aspect double glazed windows overlooking garden, built in double wardrobe with folding doors.

## Bedroom 5 13' 7" x 7' 0" (4.14m x 2.13m)

Double glazed window, double radiator, built in double wardrobe.

## Main Bathroom

Fitted with 4 piece suite including bath with mixer tap and shower attachment, bidet, vanity unit with wash basin and cupboard beneath, WC, fully tiled walls, radiator, shaver socket, double glazed rear window, built in airing cupboard with radiator.

## Outside

The property is situated off a private drive opening onto a large forecourt providing ample parking and turning space for several vehicles. The garden to the front provides lawn with selection of shrub beds, flower borders and trees.

## Brick Built Detached Double Garage 18' 3" x 18' 1" (5.56m x 5.51m)

Remote controlled doors, pitched roof.

## Rear Garden

Immaculately presented, extensive rear garden approached onto a flagged patio, laid mainly to lawn with good variety of shrub beds and borders, ornamental trees. There is a vegetable garden, greenhouse, summer house and timber shed. The garden is enclosed by hedging and timber fencing providing excellent privacy.

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**



FLOOR PLANS FOR GUIDANCE ONLY

### Energy Performance Certificate HM Government

**1, Vicarage Court, Bayston Hill, SHREWSBURY, SY3 0BY**

Dwelling type: Detached house      Reference number: 8391-1276-7829-9297-8213  
 Date of assessment: 13 December 2019      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 16 December 2019      Total floor area: 200 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,153</b>
<b>Over 3 years you could save</b>	<b>£ 1,878</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 525 over 3 years	£ 336 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,878 over 3 years</p> </div>
Heating	£ 5,049 over 3 years	£ 3,582 over 3 years	
Hot Water	£ 579 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 6,153</b>	<b>£ 4,275</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	56	75	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 480
2 Low energy lighting for all fixed outlets	£45	£ 147
3 Heating controls (room thermostat)	£350 - £450	£ 315

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**