



£285,000 Offers Over

Overdale Road, Bayston Hill, Shrewsbury

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01743 213 511

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# Step Inside

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## Key Features

- Garage & Off Road Parking
- Immaculately Presented Throughout
- Improved Semi-Detached Property
- Desirable Bayston Hill Location
- Modern Kitchen/Breakfast Area
- Spacious Open-Plan Living/Dining Room
- UPVC Double Glazing
- Modern Shower Room

## Property Description

Extended and beautifully presented 3-bed semi in Bayston Hill, Shrewsbury. Improved by owners with modern interiors, open-plan living, and a stylish shower room. Features off-road parking, garage, and a private garden. Desirable location with excellent local amenities and great transport links.

## Main Particulars

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Welcome Hallway | Kitchen/breakfast | Living/Dining Room | Three Bedrooms | Shower Room | Garage

Shrewsbury 3 miles, Telford 15 miles, Chester 45 miles, Birmingham 48 miles

Nestled in the highly desirable Bayston Hill area of Shrewsbury, 19 Overdale Road presents an exceptional opportunity to acquire a beautifully extended and improved three-bedroom semi-detached property. Bayston Hill is renowned for its excellent local amenities, including reputable schools, convenient shops, and good transport links, making it an ideal location for families and commuters alike. Its proximity to Shrewsbury town centre ensures easy access to a wider array of facilities, while the surrounding Shropshire countryside offers ample opportunities for outdoor pursuits.

Stepping through a UPVC door with an obscure glazed unit to the side, you are greeted by a welcoming and well-lit hallway. This inviting space features practical tiled flooring and ample room for shoe storage, with stairs leading to the first floor. Straight ahead, a doorway opens into the heart of the home - the stylish kitchen/breakfast area.

The kitchen boasts contemporary grey shaker-style units complemented by elegant oak worksurfaces. A ceramic sink with mixer taps is perfectly positioned under a window, offering pleasant views over the private rear garden. Integrated appliances include an electric oven with an induction hob and extractor hood over, and a dishwasher. A charming exposed beam to the ceiling adds a touch of character to this functional space. From the kitchen, a door provides convenient access to the integrated garage, while another door leads directly out to the garden.

Flowing seamlessly from the kitchen, a door leads into the spacious open-plan living/dining room. This bright and airy reception room is flooded with natural light from windows at the front and double-glazed doors to the rear, creating an inviting atmosphere for both relaxation and entertaining. The room features attractive wood-effect flooring, enhancing its contemporary appeal.

Upstairs, the property offers two comfortable double bedrooms and a versatile single bedroom. The modern shower room is a sanctuary, featuring a walk-in shower with a rainfall head, a sleek hand wash basin, and a WC. Neutral patterned tiles adorn the floor, and a large obscure glazed window to the rear ensures privacy.

Externally, the front of the property benefits from a concrete driveway providing ample off-road parking and access to the integrated garage, which is fitted with an up-and-over door. A small front garden features a neat lawned area and a planted border beneath the front window, adding to the property's curb appeal. The enclosed private rear garden is a true highlight, offering a great deal of seclusion. It features a generous patio area, perfect for al fresco dining, which leads to a lawned area through an opening in a charming stone wall. This delightful outdoor space provides a peaceful retreat for enjoying the warmer months.

Council Tax Band: C (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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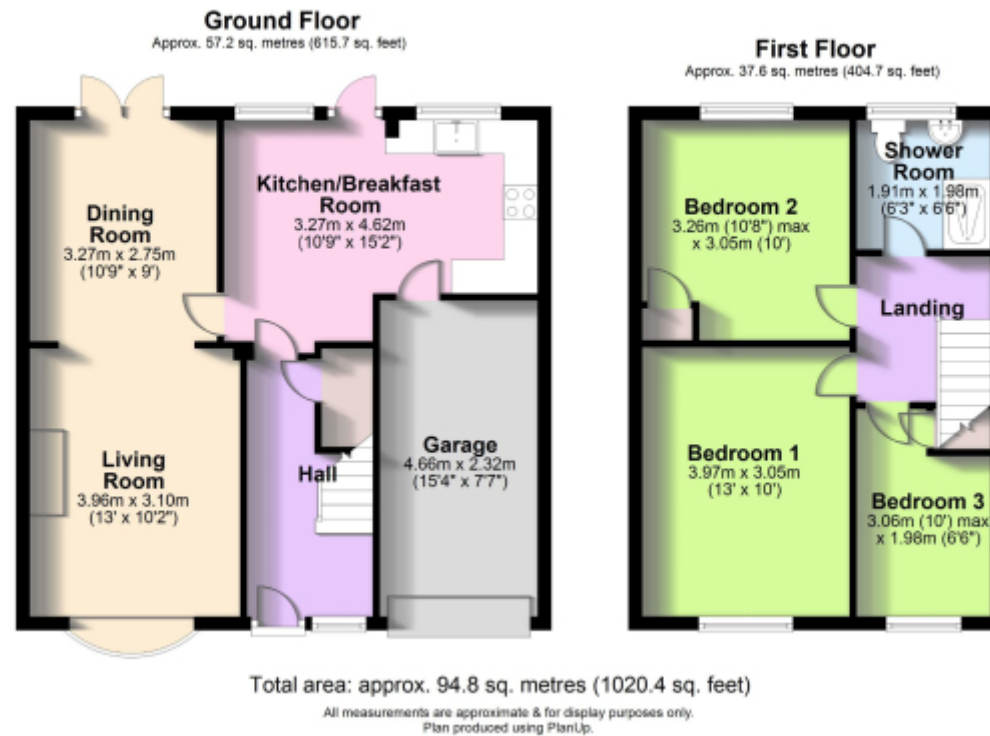
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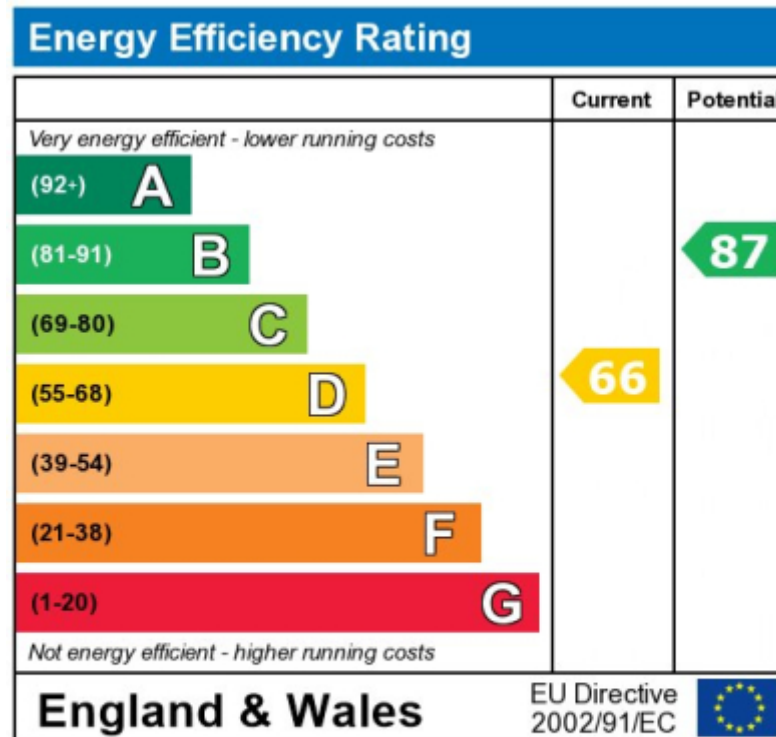






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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