



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Bluebells, Betley Lane, Bayston Hill,
Shrewsbury, SY3 0HB**

£400,000 Region

To view this property please call us on **01743 236 800** Ref: T7993/SL/KLQ

A superior, individual detached bungalow residence, with a large detached double garage and landscaped garden.

This superior two bedroom detached bungalow is presented to an exacting standard and provides well planned and well proportioned accommodation with rooms of pleasing dimensions. The bungalow benefits from gas fired central heating and double glazing.

The property is situated in a secluded, yet convenient village location, close to excellent amenities including local shops, schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

SPACIOUS OPEN-PLAN LIVING SPACE

15'9" x 16'7" (4.80m x 5.06m)

Incorporating living room, dining area and kitchen

Deep bay window overlooking the rear garden, two further side windows

Glazed French doors to the garden

Air conditioning unit

Especially well appointed kitchen with a range of matching high gloss modern units with natural wood working surfaces with Integrated appliances

Keylite opening roof window in the kitchen with an integrated blind.

UTILITY

6'0" x 5'2" (1.83m x 1.57m)

Matching wall and base units

Inset sink

BEDROOM 1

10'7" x 9'8" (3.23m x 2.94m)

Window overlooking the garden

Air conditioning unit

BEDROOM 2

10'7" x 7'8" (3.23m x 2.34m)

Two windows

Keylite roof window with an integrated blind.

Built in wardrobe with mirror fronted sliding doors

Access to roof space

LUXURIOUSLY APPOINTED BATHROOM

Modern panelled bath

Vanity unit with hand basin, wc

Large corner shower cubicle with direct mixer shower and hand held shower

OUTSIDE THE PROPERTY

LARGE DETACHED DOUBLE GARAGE

Two electronic roller doors

Air conditioning unit

Sink and cupboard units

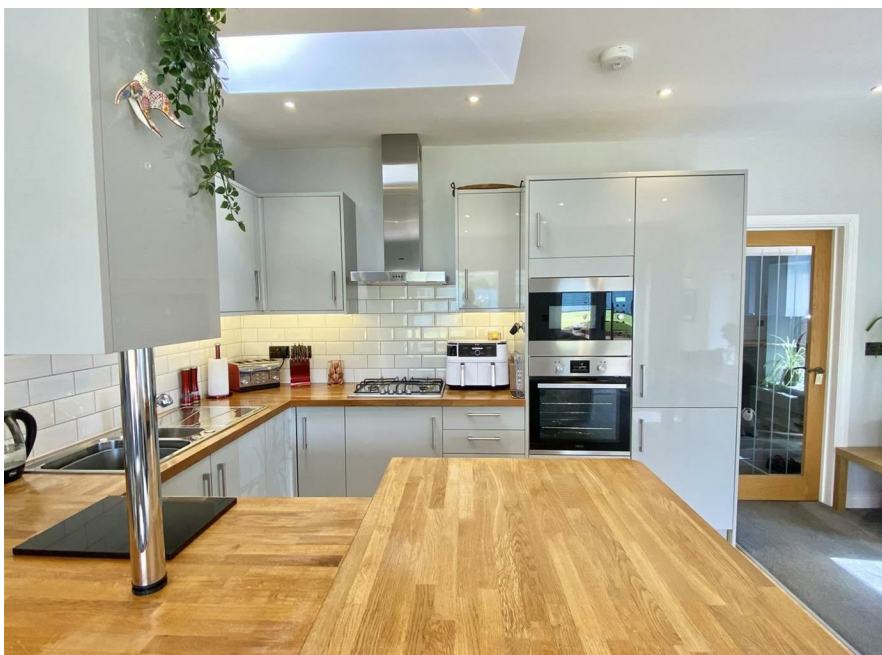
Access via a pull down ladder to a useful fully boarded roof space, providing additional storage.

SEPARATE WC

The property is set back and divided from the road by an established and neatly kept privet hedge and approached through a wooden electric gate with a further side gate over a paved drive and forecourt which provides ample parking and serves the formal reception area, together with the detached double garage.

To the front and side, there is a neatly kept garden which is laid to lawn, gateway access to the particularly well kept and neatly landscaped rear garden, with an extensive paved patio extending the width of the property, ornamental retaining wall with downlights and steps with led lighting installed underneath to an upper level laid to lawn. The garden is enclosed on all sides affording the garden privacy and seclusion.



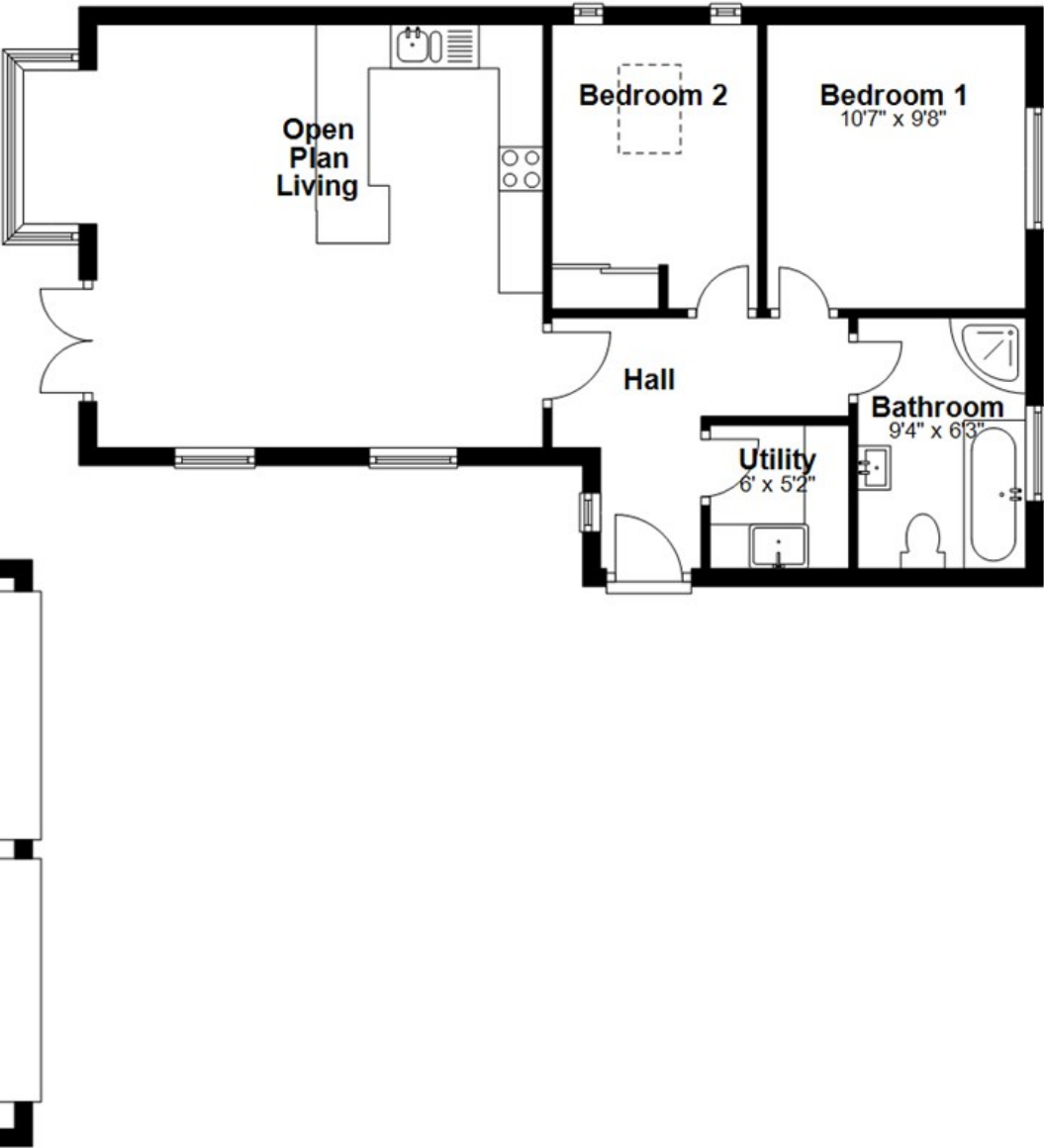






FLOOR PLANS ...

Floor Plan

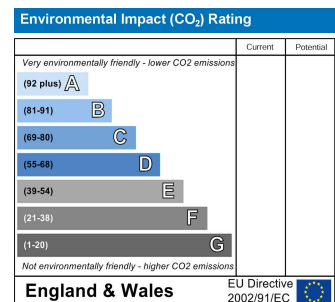
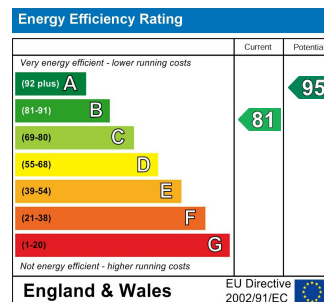


Total area: approx. 1014.8 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 South towards Bayston Hill. Turn right into Lyth Hill Road. Continue along Lyth Hill for some distance, eventually turning left into Betley Lane.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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 should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
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