



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Brookfield, Bayston Hill, Shrewsbury SY3 0LH**

**£210,000 Region**

To view this property please call us on **01743 236 800** Ref: T7031/GM/MJ

# A well presented and well maintained, 3 bedrooomed semi detached property.

This recently refurbished, neatly kept and well maintained, 3 bedrooomed, semi-detached house provides well planned and well proportioned accommodation throughout with rooms briefly comprising : entrance porch, entrance hall, lounge, dining room, kitchen, utility room, ground floor shower room, 3 good sized bedrooms and a family bathroom to the first floor. Integral garage. Private parking. Good sized and attractive front and rear gardens. The property also benefits from gas-fired central heating and double glazing.

This property is pleasantly situated in this popular residential cul-de-sac in the village of Bayston Hill which provides a wide range of amenities including good schools, a range of shops, doctor's surgery, public houses, a frequent bus service to the nearby town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

With understairs store cupboard.

### LOUNGE

13'7" x 10'2" (4.13m x 3.11m)

Fireplace with beam over

Window to the front

Opening to :

### DINING ROOM

10'4" x 8'11" (3.16m x 2.72m)

Door leading out to the rear garden.

### KITCHEN

10'4" x 7'5" (3.16m x 2.26m)

Fitted with a range of wall and base units comprising of both cupboards and drawers with worktops over and tiled splash

Integrated oven, 4 ring hob and extractor over

Free standing fridge freezer

Tiled floor and window overlooking the rear garden

Wall mounted gas-fired central heating boiler

Opening to :

### UTILITY

5'2" x 7'2" (1.58m x 2.19m)

Fitted worktops with cupboards beneath

Tiled floor

Door leading out to the rear garden

Door leading to integral garage.

### SHOWER ROOM

Fitted with a modern white suite comprising walk in shower cubicle

Pedestal wash hand basin

Low flush wc

Tiled walls and flooring.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING

### BEDROOM 1

10'9" x 10'0" (3.28m x 3.04m)

Window overlooking the rear garden

Built in cupboard

### BEDROOM 2

13'1" x 10'0" (4.00m x 3.04m)

Window to the front.

### BEDROOM 3

10'5" x 6'4" (3.17m x 1.93m)

Built in cupboard

Window to the front.

### BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over

Pedestal wash hand basin

Low flush wc

Wall mounted heated towel rail

Tiled walls.

## OUTSIDE THE PROPERTY

### GARAGE

Up and over door.

TO THE FRONT the property is approached over a concrete driveway providing parking for 2 cars and access to the formal reception area and access to the integral garage.

Neatly kept front garden laid to lawn with floral and shrub borders and dwarf brick wall.

To the rear of the property is a particularly good sized and neatly kept GARDEN with a large paved patio area, paved pathway, large and neatly kept lawned area, herbaceous borders, dwarf brick walling and enclosed on sides by closely boarded wooden fencing.



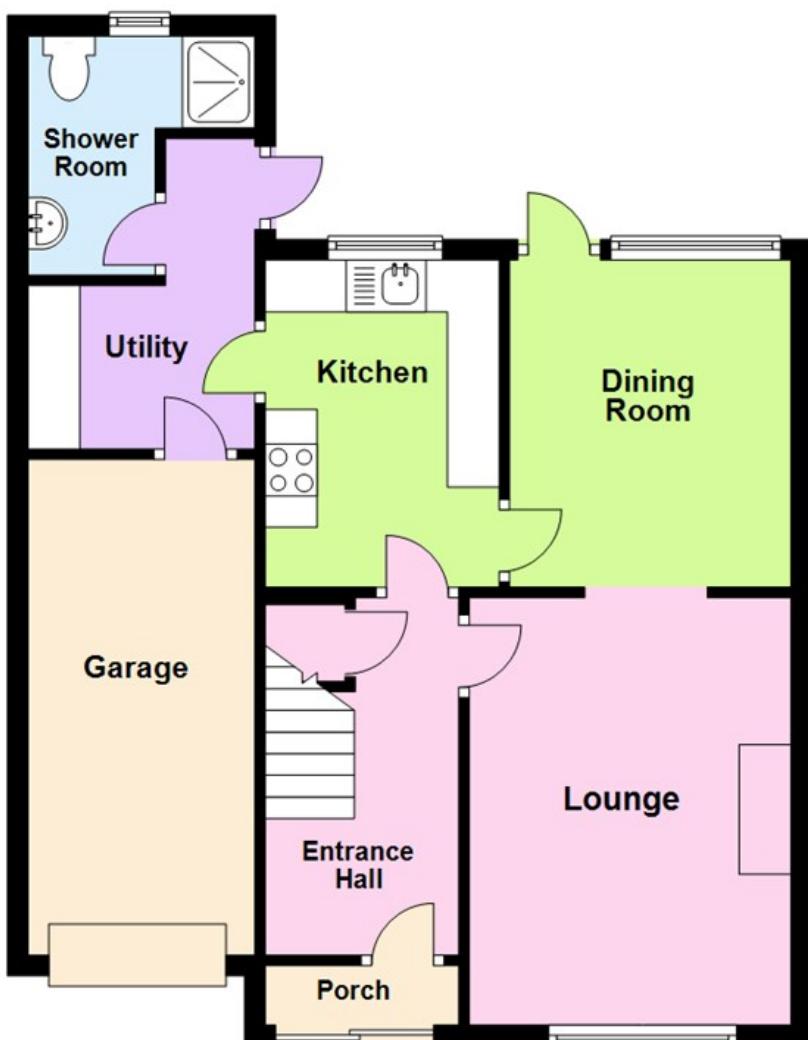




## FLOOR PLANS ...

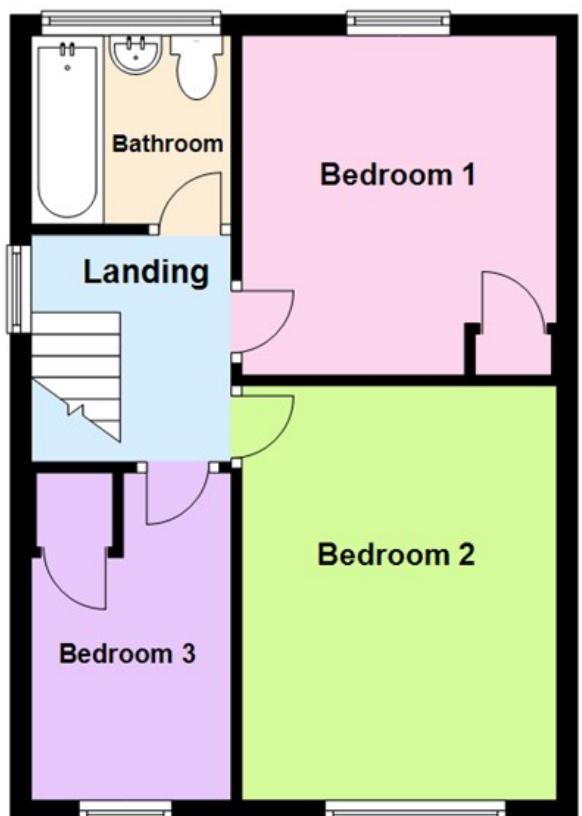
### Ground Floor

Approx. 619.9 sq. feet



### First Floor

Approx. 403.5 sq. feet



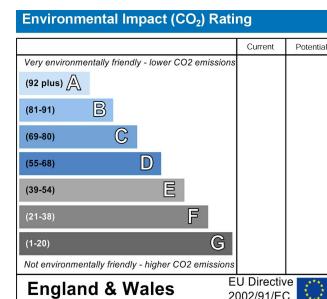
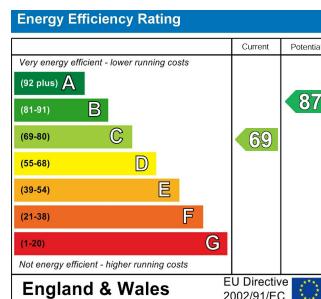
Total area: approx. 1023.4 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed on the A49 Hereford Road south, eventually turning right onto Lyth Hill Road, then second right onto Lythwood Road. Proceed almost the full length of Lythwood Road bearing right onto Overdale Road, taking the first left onto Brookfield where the property is found on the right hand side.

# 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

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.

FIND OUR PROPERTIES ON:



Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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