



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

20 Old Coppice, Lyth Hill, Lyth Bank, Shrewsbury, SY3 0BP

Offers In The Region  
Of £530,000

To view this property please call us on 01743 236 800 Ref: C7639/WM/lrd

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# A delightful and well presented, four bedroom dormer bungalow.

This neat, spacious and well presented dormer bungalow, provides well proportioned accommodation throughout, briefly comprising: reception hall, kitchen/breakfast room, sitting room, lounge, bedroom, dining room/bedroom, bathroom, utility area and WC. To the first floor, two further bedrooms and WC. Spacious driveway, large double garage, beautiful wrap-round garden, all set on an extensive plot in a countryside setting. The property also benefits from gas fired central heating.

Opportunities to explore the outdoors are plentiful, with Lyth Hill and the Shropshire Hills providing numerous walking, cycling and riding routes. The vibrant town centre of Shrewsbury, built on the banks of the River Severn, includes a variety of restaurants, high street shops and independent boutiques. There are a number of excellent schools in both the private and state sector.



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## INSIDE THE PROPERTY

### RECEPTION HALL

Bright and spacious

### KITCHEN/BREAKFAST ROOM

14'11" x 10'9" (4.55 x 3.30)

Windows to the side and rear

Neatly appointed with a range of matching wall and base units with fully integrated appliances

### LOUNGE

15'10" x 15'8" (4.85 x 4.78)

Picture window to the front and window to the side

Feature fireplace

### SITTING ROOM

12'11" x 9'3" (3.96 x 2.82)

Plenty of natural light and doors opening onto the rear garden

### DINING ROOM / BEDROOM

12'5" x 9'10" (3.81 x 3.0)

Windows to the side and rear

### BEDROOM

13'1" x 11'1" (3.99 x 3.40)

Large window to the front

### BATHROOM

Window to the rear

Panelled bath with shower over and glazed screen

Wash hand basin

Low flush WC

### UTILITY & WC

From the reception hall, STAIRCASE rises to FIRST FLOOR LANDING

### BEDROOM

15'8" x x 8'7" (4.80 x x 2.64)

Window to the side

Built in wardrobe/storage cupboard

### BEDROOM

11'8" x 11'1" (3.58 x 3.38)

Window to the side

Built in wardrobe/storage cupboard

### WC

Wash hand basin

Low flush WC

## OUTSIDE THE PROPERTY

### LARGE DOUBLE GARAGE

16'4" x 16'0" (5.0 x 4.9)

Electric door

The property is approached over a spacious, tarmac driveway, providing ample parking.

A large wrap-round, sunny garden with a variety of floral and shrubbery borders,, expansive lawn, the whole enclosed by mature hedging offering considerable privacy. There is a garden pond and water feature









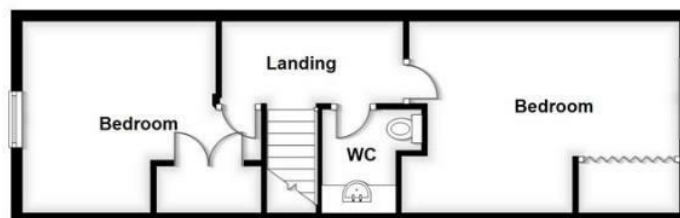
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FLOOR PLANS ...

Ground Floor



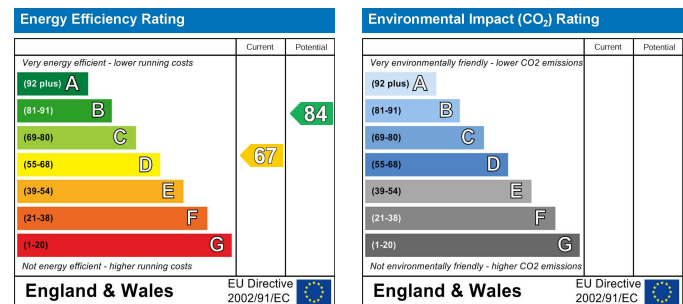
First Floor



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Longden Road, Proceed through Hook-a-Gate. After a short distance, turn left onto Lyth Bank. Continue bearing left on Lyth Bank, eventually turning left onto Old Coppice where the property will be found immediately 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

Council Tax Band: F

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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

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



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