



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Caradoc View, Kendricks Bank, Bayston Hill,
Shrewsbury, SY3 0EJ**

£245,000 Region

To view this property please call us on **01743 236 800** Ref: T8021/SL/KQ

A deceptively spacious and much improved, three bedroom terrace cottage.

This spacious, three bedroom terraced cottage provides well appointed and improved accommodation briefly comprising; living room, dining kitchen, three bedrooms and bathroom. Detached utility and wc. The property enjoys superb views to the front over adjoining farmland. Parking. Enclosed rear garden.

The property occupies an enviable position on the fringe of this popular village, well placed within reach of excellent amenities including local shops and schools, frequent bus service to the town centre with its many fashionable bars and restaurants, the Theatre Severn and the Shrewsbury railway station. The property is also well placed within easy reach of the by-pass with M54 access.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

LIVING ROOM

12'10" x 12'10" (3.91m x 3.91m)

Open period fireplace

Window to the front

KITCHEN / DINING ROOM

12'11" x 11'4" (3.94m x 3.45m)

Fitted with a range of matching modern units

Free standing Belling Range cooker with concealed canopy over

Integrated fridge

Wood effect flooring

Window and door to the rear

Large understairs store cupboard/pantry

Door from kitchen leading to STAIRCASE rising to FIRST FLOOR LANDING with loft access.

BEDROOM 1

12'10" x 9'11" (3.91m x 3.02m)

Window enjoying views over adjoining countryside

BEDROOM 2

11'3" x 9'6" (3.43m x 2.90m)

Window to the rear

BEDROOM 3

9'5" x 8'4" (2.87m x 2.54m)

Window to the rear

BATHROOM

Recently refitted with a half roll top bath with claw feet

Corner shower cubicle

Wash hand basin, wc

Heated towel rail

OUTSIDE THE PROPERTY

BRICK BUILT UTILITY / STORE

11'8" x 7'10" (3.56m x 2.39m)

Range of base units with Belfast sink

Space for white goods

Wall mounted gas fired central heating boiler

Door to:

SEPARATE WC

WC low type flush

Window

Enclosed rear garden laid mainly to lawn with large paved patio and inset shrub beds and borders. Detached brick built store shed. Gated pedestrian access leading to stone driveway providing parking. In between the house and laundry room, there is a pathway, with neighbouring properties have right of way over.



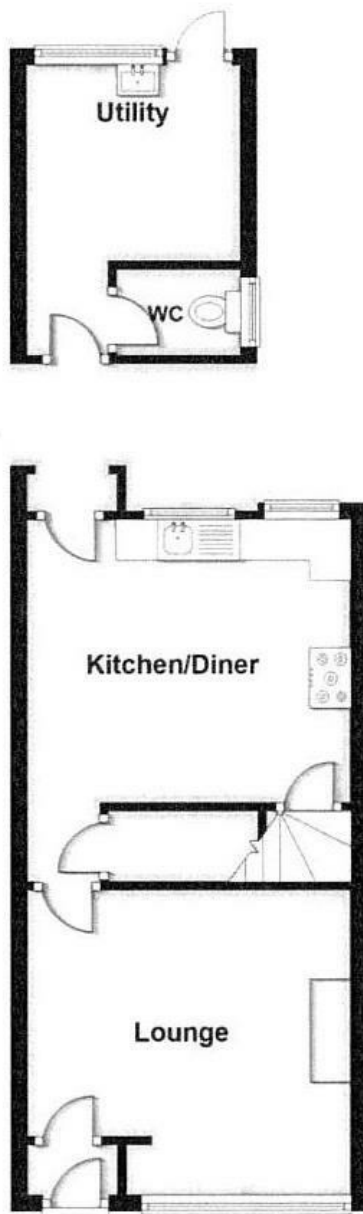






FLOOR PLANS ...

Ground Floor



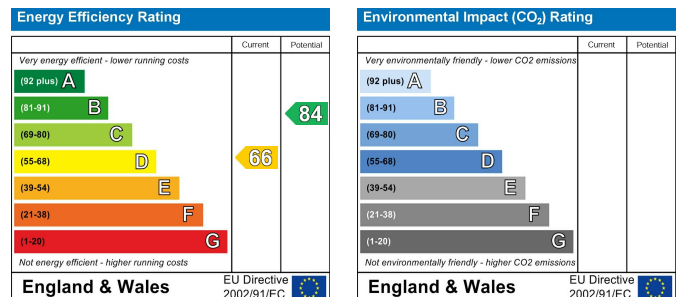
First Floor



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 for some distance, eventually turning left into Cornwall Drive. After a short distance, bear left and the property will be 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

Council Tax Band: B

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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