



22 Hollies Drive, Bayston Hill, Shrewsbury, SY3 0NN

Shrewsbury & Country House Sales

MILLER
EVANS



22 Hollies Drive, Bayston Hill, Shrewsbury,
SY3 0NN

£310,000

Freehold

- Well maintained semi-detached dormer bungalow residence
- Three bedrooms and bathroom
- Living room, dining room, breakfast kitchen
- Lean-to conservatory
- Single garage and parking
- Well stocked gardens
- Popular village location close to amenities



This well maintained, three bedroom, semi-detached dormer bungalow provides well planned accommodation briefly comprising; entrance porch, entrance hall, living room, kitchen/breakfast room, dining room, lean-to conservatory, three bedrooms and bathroom. Garage and parking. Neatly kept gardens. The property benefits from gas fired central heating.

The property occupies an enviable position in this popular village, well placed within reach of local amenities including shops, schools, on a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.







ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

13'7" x 13'8"

Inset electric coal effect fire with brick surround and mantel

KITCHEN / BREAKFAST ROOM

16'2" x 13'8"

Fitted with a range of matching wall and base units and pantry cupboard.

DINING ROOM

9'8" x 13'1"

Door to side of property

LEAN-TO CONSERVATORY

Sliding doors to rear garden enjoying views over garden and neighbouring fields beyond

BEDROOM 1

14'8" x 10'0"

Built in store cupboard



BEDROOM 2
11'7" x 10'0"

BATHROOM
Panelled bath, Wash hand basin, wc

STAIRCASE rising from entrance hall to:

FIRST FLOOR BEDROOM 3
14'3" x 6'7"
Velux roof light.

OUTSIDE THE PROPERTY

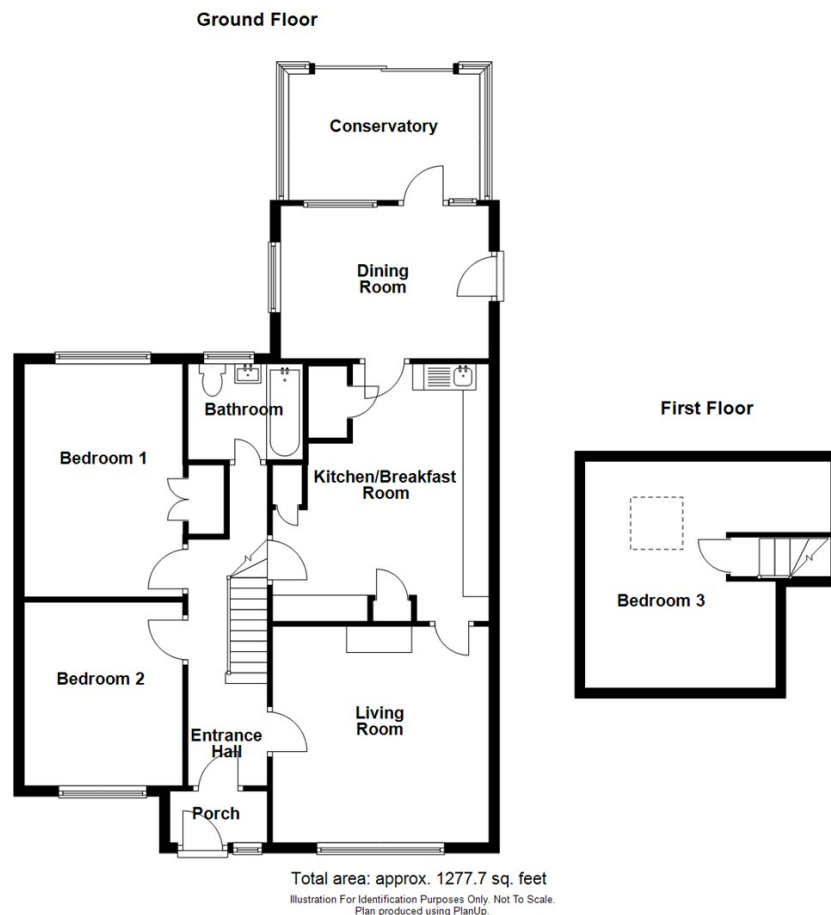
SINGLE GARAGE

The property is approached over a paved driveway providing parking and access to the single garage. Front garden laid to lawn with well stocked floral and shrubbery borders.

Side gated access to the **REAR GARDEN** which is laid to lawn with pathways and well stocked shrub beds and borders. Greenhouse. The garden enjoys lovely open countryside views.

HOW TO GET THERE

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill turning right into Lyth Hill Road. Take the second right into Lythwood Road, continuing for a further distance eventually turning right into Lansdowne Road and first right into Hollies Drive, where the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

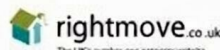
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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