



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0EW

**£340,000 No
Onward Chain**

To view this property please call us on **01743 236 800** Ref: T7605/SL/KQ

A particularly well maintained and well appointed, mature, semi-detached family house.

This mature semi-detached property provides well planned and well proportioned family accommodation throughout with rooms of pleasing dimensions. The property has been well maintained and is neatly presented and benefits from gas fired central heating and double glazing.

The property occupies an enviable position in this popular village, well placed within reach of excellent amenities including; local shops, schools, frequent bus service to the town centre with its many fashionable bars, restaurants, coffee shops, the Theatre Severn and Shrewsbury railway station.



INSIDE THE PROPERTY

ENTRANCE PORCH

Original panelled entrance door with decorative stained glass leaded lights with matching side screens to:

ENTRANCE HALL

Original decorative tiled floor

SITTING ROOM

11'0" x 13'0" (into bay) (3.35m x 3.96m (into bay))

A pleasant room with fireplace with mantel, hearth and inset living flame coal effect gas fire
Bay window overlooking the front

LIVING ROOM

12'6" x 10'8" (3.81m x 3.25m)

Double glazed sliding patio doors to:

CONSERVATORY

11'3" x 8'1" (3.43m x 2.46m)

Picture windows overlooking the rear garden
Glazed door to the garden

KITCHEN

16'10" x 7'5" (5.13m x 2.26m)

Neatly appointed and fitted with a range of matching modern units
Built in larder cupboard
Window overlooking the rear garden
Glazed door to:

UTILITY ROOM

14'10" x 7'0" (4.53m x 2.13m)

Range of unit with space and plumbing for washing machine
Panelled and part glazed door to the garden with side window
Door to garage.

CLOAKROOM

Wash hand basin, wc

From the entrance hall a STAIRCASE with hand rail and

balustrade rises to the FIRST FLOOR LANDING with access to roof space.

BEDROOM 1

11'0" x 13'0" (into bay) (3.35m x 3.96m (into bay))

Bay window

Excellent range of built in wardrobes extending the width of one wall with panelled and mirror fronted sliding doors.

BEDROOM 2

12'4" x 10'8" (3.77m x 3.25m)

Window overlooking the rear garden

Excellent range of built in wardrobes extending the width of one wall with panelled and mirror fronted sliding doors.

BEDROOM 3

9'3" x 7'7" (2.82m x 2.31m)

Window overlooking the front

BATHROOM

Especially well appointed with a modern white suite comprising;
Panelled bath

Dressing surface with vanity cupboard and inset wash hand basin, wc

Large corner shower cubicle with Direct mixer shower

OUTSIDE THE PROPERTY

GARAGE

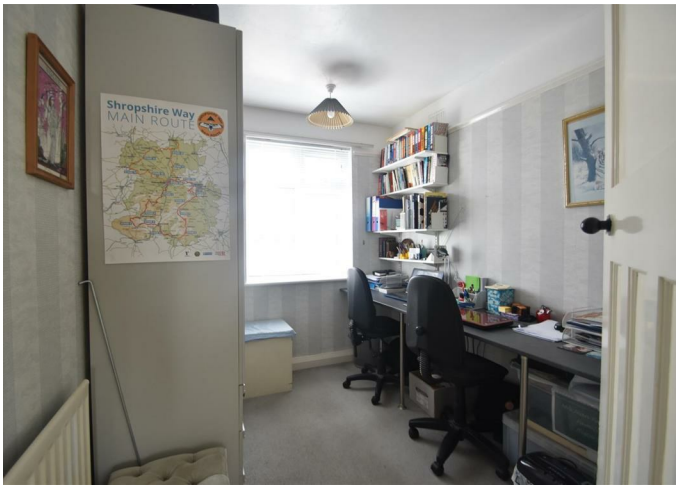
Up and over door

The property is divided from the road by an ornamental dwarf wall and approached through a pillared entrance with a brick paved drive and forecourt providing ample parking space, shrubbery display to the front and inset specimen tree. The drive serves both the garage and the reception area.

There is a particularly good sized and well stocked and neatly kept, SOUTH FACING GARDEN with concrete patio and terrace and pathways serving neatly kept lawns with inset trees and shrubs. Productive vegetable garden. The whole enclosed on all sides by closely boarded wooden fencing.





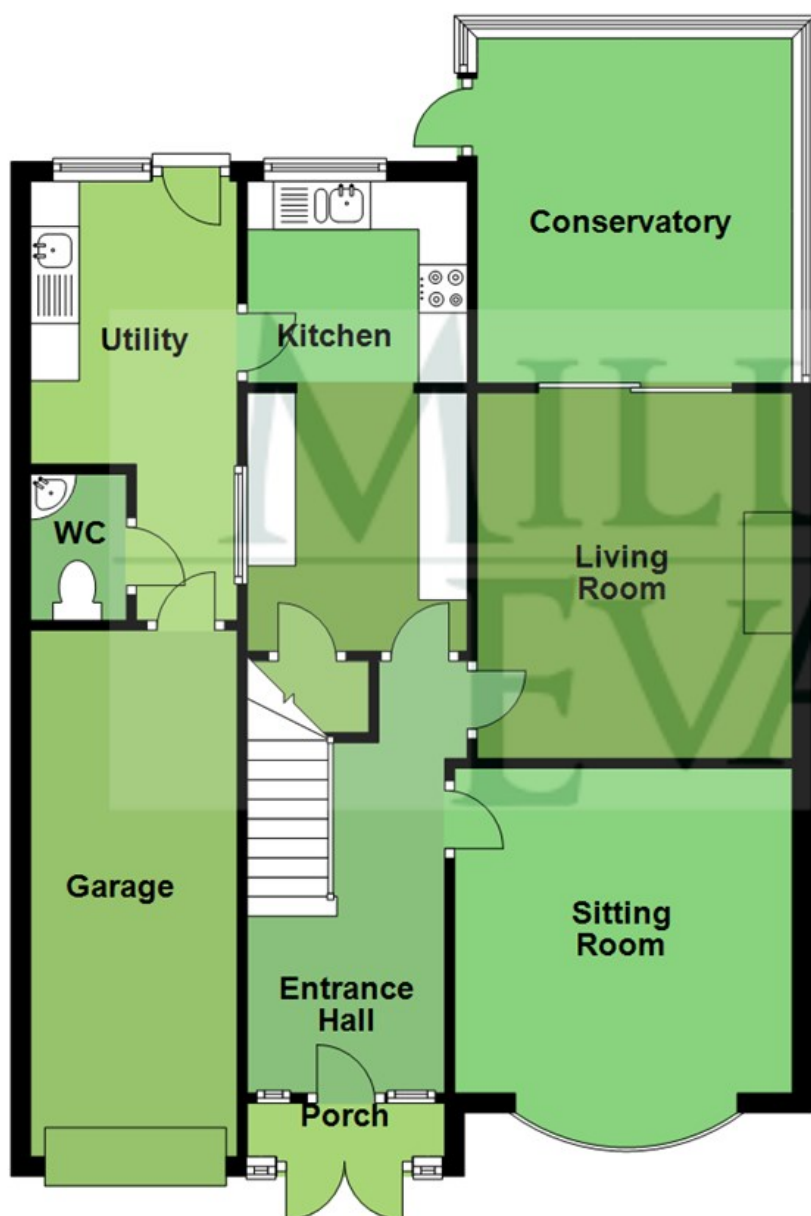




FLOOR PLANS ...

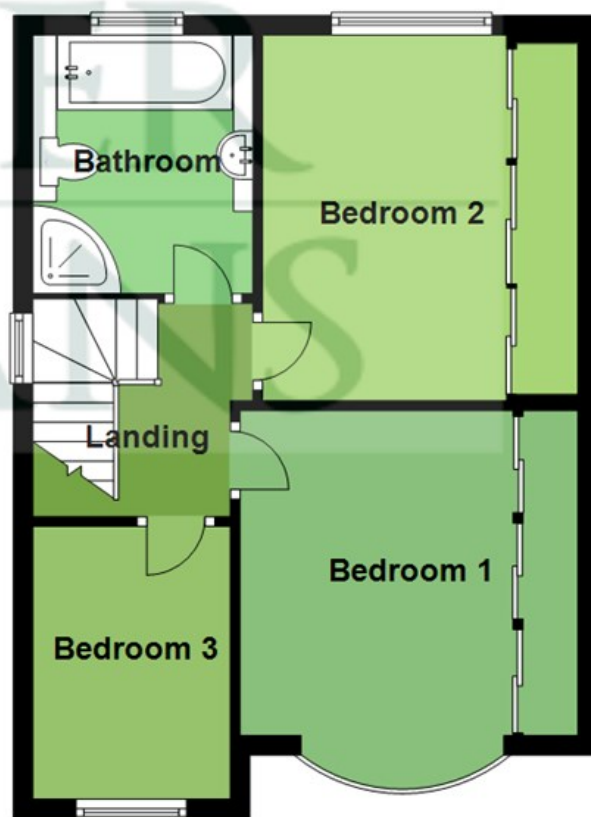
Ground Floor

Approx. 878.8 sq. feet



First Floor

Approx. 452.5 sq. feet



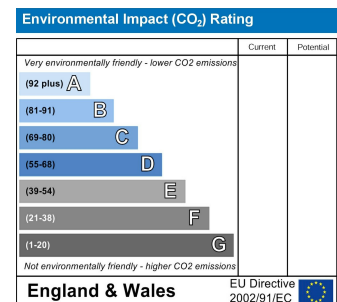
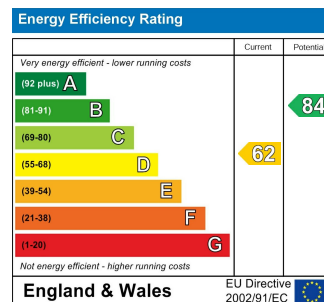
Total area: approx. 1331.3 sq. feet

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 on the A49 South towards Bayston Hill. Proceed over the Dobbies island and continue to the village. Turn right into Lyth Hill Road. Proceed along Lyth Hill Road for a short distance, where the property will be found on the left 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: 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.

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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