



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Clarkefields, Bayston Hill, Shrewsbury SY3 0ES

£285,000 Region

To view this property please call us on **01743 236 800** Ref: T7312/GM/MU

A neatly kept, well appointed, improved and extended, 3 bedroomed, semi-detached house.

The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions. The ground floor enjoys a spacious, bright, open plan layout incorporating the addition of a dining room/family room with windows and doors opening onto and overlooking the rear garden and benefits from gas-fired central heating and double glazing.

Occupying a pleasant and convenient position close to village amenities including local shops and schools, a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1552.5 sq. feet

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

INSIDE THE PROPERTY

ENTRANCE HALL

LOUNGE

11'10" x 20'10" (3.61m x 6.36m)

Fireplace feature

Window overlooking the garden to the front.

SPACIOUS DINING / FAMILY ROOM

22'0" x 11'9" (6.70m x 3.57m)

With windows and French doors opening onto and overlooking the rear garden.

KITCHEN

9'10" x 13'5" (2.99m x 4.09m)

Fitted with a range of matching modern units.

STAIRCASE from entrance hall rising to FIRST FLOOR LANDING

BEDROOM 1

11'11" x 11'11" (3.64m x 3.63m)

BEDROOM 2

9'9" x 10'4" (2.96m x 3.16m)

BEDROOM 3

9'2" x 8'6" (2.80m x 2.60m)

FAMILY BATHROOM

With panelled bath with shower

Dressing surface with hand basin

WC

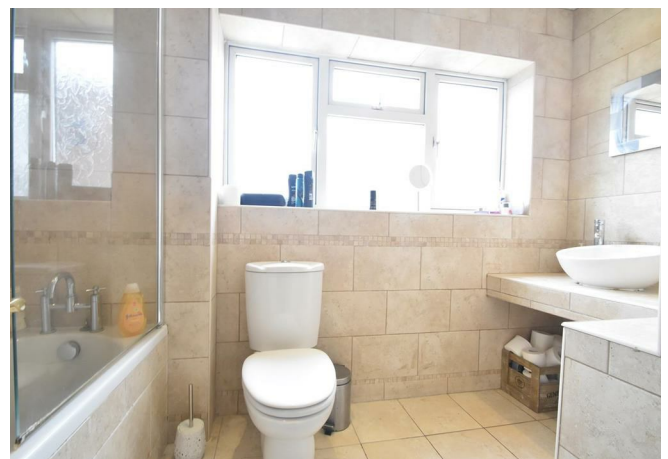
OUTSIDE THE PROPERTY

CARPORT

LARGE GARAGE

TO THE FRONT there is a pleasant open plan forecourt laid to lawn with a drive providing ample parking and serving the formal reception area.

To the rear there is a GARDEN with decked terrace, neatly kept lawn. The whole enclosed on all sides.

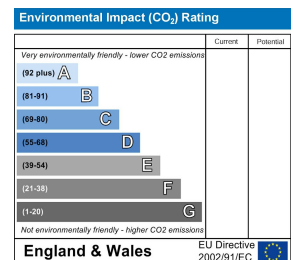
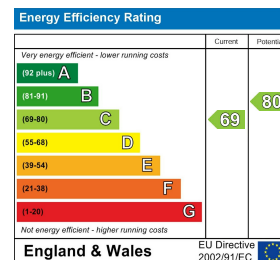


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill, turning right into Lyth Hill Road and continue for some distance eventually turning right into Clarkefields where the property will be found after a further distance 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:



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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