



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**8 Poolside, Bayston Hill, Shrewsbury, SY3 0JW**

**Offers in the Region of  
£240,000**

To view this property please call us on **01743 236 800** Ref: T8077/SL/KQ

A neatly kept, well appointed and improved, three bedroom semi-detached family house, situated in a pleasant and quite cul-de-sac position.

This three bedroom semi-detached property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property occupies an enviable cul-de-sac position on the fringe of this popular village, close to excellent amenities, including local schools, shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.

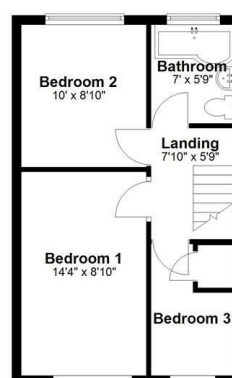


## FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 906.2 sq. feet



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

15'10" x 9'10" (4.83m x 3.00m)

A pleasant room with fireplace feature  
Window overlooking the front

### KITCHEN / DINING ROOM

8'6" x 14'11" (2.59m x 4.54m)

Neatly appointed and fitted with a range of matching modern units

### PARTLY GLAZED REAR LOBBY

Double glazed sliding patio doors to the rear garden

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

14'4" x 8'10" (4.37m x 2.68m)

### BEDROOM 2

10'0" x 8'10" (3.05m x 2.68m)

### BEDROOM 3

9'3" x 5'9" (2.82m x 1.76m)

### BATHROOM

Neatly appointed with a modern panelled bath with Direct mixer shower over  
Wash hand basin, wc

### OUTSIDE THE PROPERTY

### GARAGE

The property is set back from the road by a neatly kept forecourt laid to lawn with a shrubbery display and a driveway providing ample parking and serving the garage.

There is a particularly good sized and neatly kept garden to the rear with an extensive paved patio area, shaped lawn with floral and shrubbery displays. The garden is well enclosed and neatly kept.

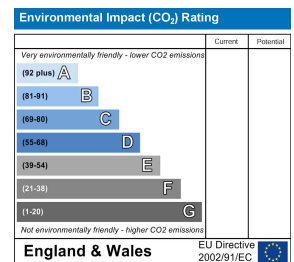
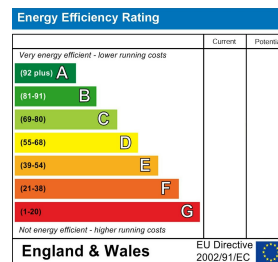


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 South towards Bayston Hill. Just before Dobbies Island, turn right onto Pulley Lane. Continue the full length of Pulley Lane to the mini-island, taking the second exit into Overdale Road. Second right into Handley Lane and after a short distance, turn right into Poolside. The property will be found towards the bottom of the cul-de-sac 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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