MILLER EVANS

SHREWSBURY'S ESTATE AGENT

22 Hanley Lane, Bayston Hill, Shrewsbury SY3 0JN

£465,000 Offers in the Region Of

To view this property please call us on **01743 236 800** Ref: T8079/SL/MU

This particularly well appointed 4 bedroomed home has been recently modernised to create a comfortable and contemporary living space, whilst retaining a practical family friendly feel situated on the fringe of this popular village in an enviable and exclusive cul-de-sac position.

The ground floor has been reconfigured into a bright open plan layout with the kitchen, dining and living areas flowing seamlessly together. The modern kitchen features clean lined cabinetry with a range of high quality integrated appliances, large windows and glazed doors allow natural light to fill the rooms and provide easy access to the garden. On the first floor the property offers 4 well proportioned bedrooms including a master bedroom with an en suite shower room and family bathroom, overall, the property combines modest proportions with thoughtful modernisation resulting in a warm functional home suitable for modern living.

The property is situated on the fringe of this popular village in a small exclusive cul-de-sac, well placed within reach of village amenities including shops, schools, recreational facilities, a bus service to the town centre and within easy reach of the Shrewsbury by pass allowing easy access onto the M54 motorway link to the West Midlands.

INSIDE THE PROPERTY

ENTRANCE PORCH
4'4" x 5'1" (1.32m x 1.55m)

ENTRANCE HALL
14'6" x 20'4" (4.41m x 6.21m)

OPEN PLAN LIVING ROOM
16'4" x 10'6" (4.98m x 3.20m)

LOUNGE
16'4" x 10'6" (4.98m x 3.20m)
Window to front, double door

DINING ROOM
10'0" x 9'0" (3.05m x 2.74m)

KITCHEN
10'0" x 11'1" (3.05m x 3.37m)

UTILITY ROOM
5'8" x 5'0" (1.73m x 1.52m)

FAMILY ROOM/PLAYROOM
16'4" x 7'9" (4.98m x 2.36m)

WC
Window to side

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
15'5" x 11'1" (4.70m x 3.38m)

EN-SUITE SHOWER ROOM
6'9" x 5'5" (2.06m x 1.65m)

BEDROOM 2
11'8" x 8'3" (3.56m x 2.51m)

BEDROOM 3
9'0" x 8'0" (2.74m x 2.44m)

BEDROOM 4
7'9" x 11'2" (2.36m x 3.40m)

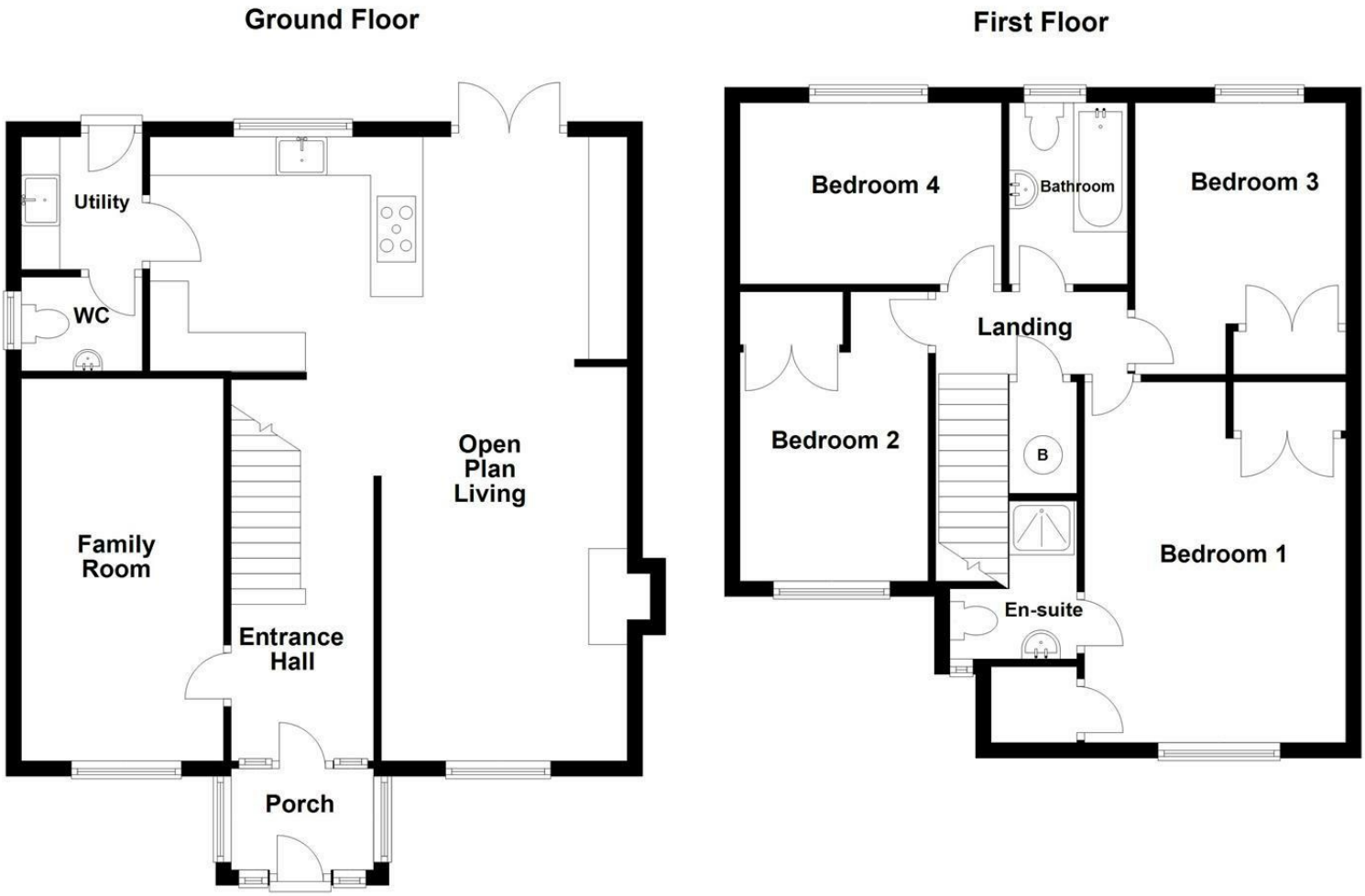
FAMILY BATHROOM
7'9" x 5'8" (2.36m x 1.73m)

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a shared drive with a tarmacadam hardstanding providing double width parking and serving the formal reception area with a further gravelled forecourt providing additional parking space if required.

To the rear there is a pleasant and enclosed GARDEN with an extensive paved patio and lawn. The whole well enclosed on all sides by boarded wooden fencing and to the rear boundary a coppice of trees with views beyond over neighbouring fields and countryside.

FLOOR PLANS ...

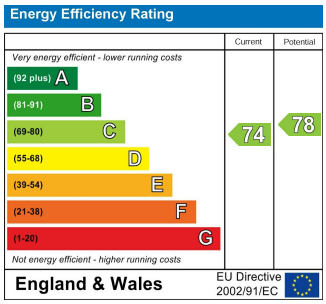


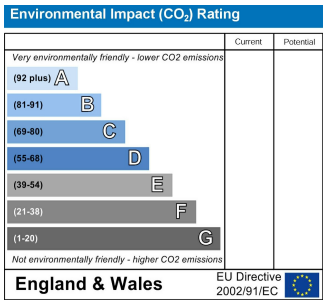
Total area: approx. 127.4 sq. metres (1371.6 sq. feet)

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill. Before reaching Dobbies island turn right into Pulley Lane and continue to the top of Pulley Lane to the mini island taking the second exit into Overdale Road, right into Hanley Lane. Proceed to the bottom of Hanley Lane turning right into the small cul-de-sac where the property will be found located 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

Council Tax Band D

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

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.

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