



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**6 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0DP**

**Offers in the Region  
of £275,000**

To view this property please call us on **01743 236 800** Ref: T8105/WM/KQ



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# Beautifully presented, two bedroom semi-detached cottage in a prime village location.

This beautifully presented and tastefully modernised two bedroom cottage, offers spacious and well planned accommodation throughout, with the potential to extend (subject to planning approval) and briefly comprises: storm porch, open plan living/dining area, kitchen, two bedrooms and large family bathroom. Parking to the front and enclosed garden to the rear. The property also benefits from gas-fired central heating.

The property occupies an idyllic position, on the southern fringes of Shrewsbury and combines country living with the convenience of the local amenities of the village of Bayston Hill, and nearby town of Shrewsbury, with its range of independent shops,, fashionable bars and restaurants, Theatre Severn, Quarry Park and Dingle Gardens, as well as excellent transport links, The nearby Lyth Hill countryside offers lovely scenic trails for walking and other outdoor pursuits.



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## INSIDE THE PROPERTY

### STORM PORCH

#### LIVING / DINING ROOM

23'7" x 11'9" (7.2 x 3.6)

With feature wood burning stove, brick chimney and hearth.

Double windows to the front with a further floor to ceiling window to the rear.

Wood effect flooring

Open doorway to:

#### KITCHEN

13'5" x 8'10" (4.1 x 2.7)

Fitted with a range of wall and base units and wooden worktops

Integrated oven and gas hob, extractor unit and integrated fridge freezer.

Door providing access to the rear GARDEN

From the dining area, STAIRCASE rises to FIRST FLOOR LANDING with storage

#### BEDROOM 1

11'9" x 12'1" (3.6 x 3.7)

Exposed wooden floorboards and windows to the front and rear

#### BEDROOM 2

12'9" x 8'10" (3.9 x 2.7)

Built-in bed over the stair bulk-head, with storage under

Built-in wardrobe

Window to the front

Access to the loft space

#### FAMILY BATHROOM

13'5" x 8'10" (4.09 x 2.7)

Luxury, re-fitted bathroom comprising:

Free-standing bath

Large, walk-in shower unit with mixer shower and dual shower heads

Inset wash hand basin and wc, with vanity unit and storage

Heated towel rail

Wood effect flooring

Window to the rear

### OUTSIDE THE PROPERTY

To the front, there is a neatly kept forecourt and driveway with ample parking.

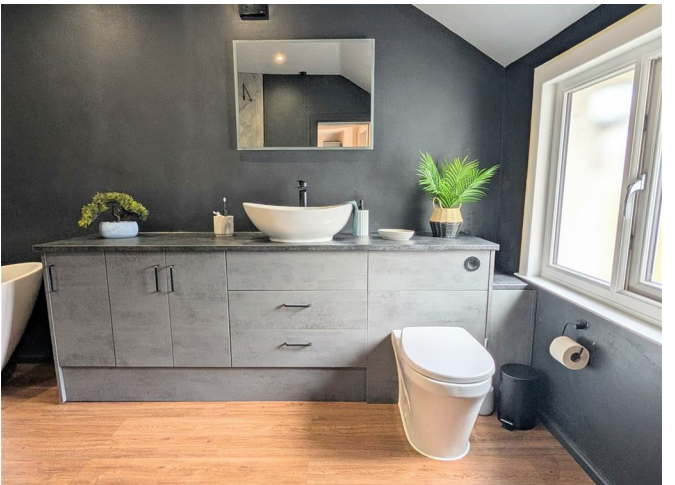
To the rear, there is a large west-facing garden, landscaped with patio area and sectioned area with shed.















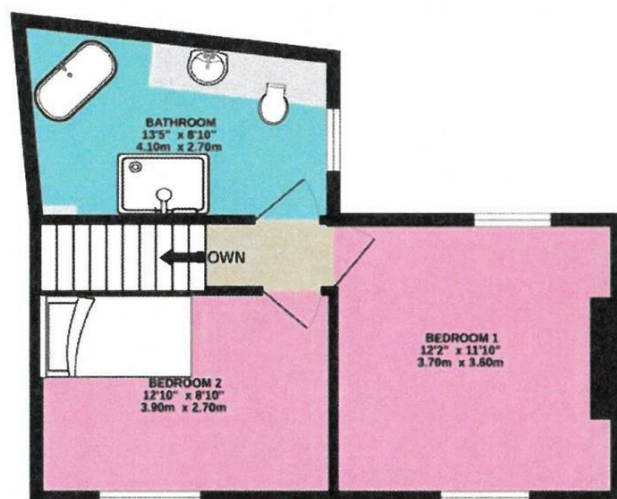


## FLOOR PLANS ...

GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

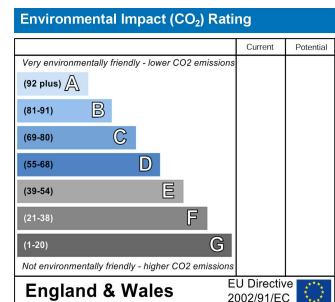
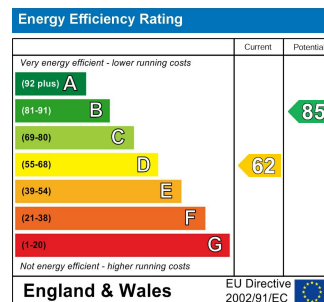


TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

## 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, where the property will be found after a short 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

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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