



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**New Jasmine Cottage, The Common, Bayston Hill,
Shrewsbury, SY3 0EA**

**Offers in the Region of
£225,000**

To view this property please call us on **01743 236 800** Ref: T8109/SL/KQ

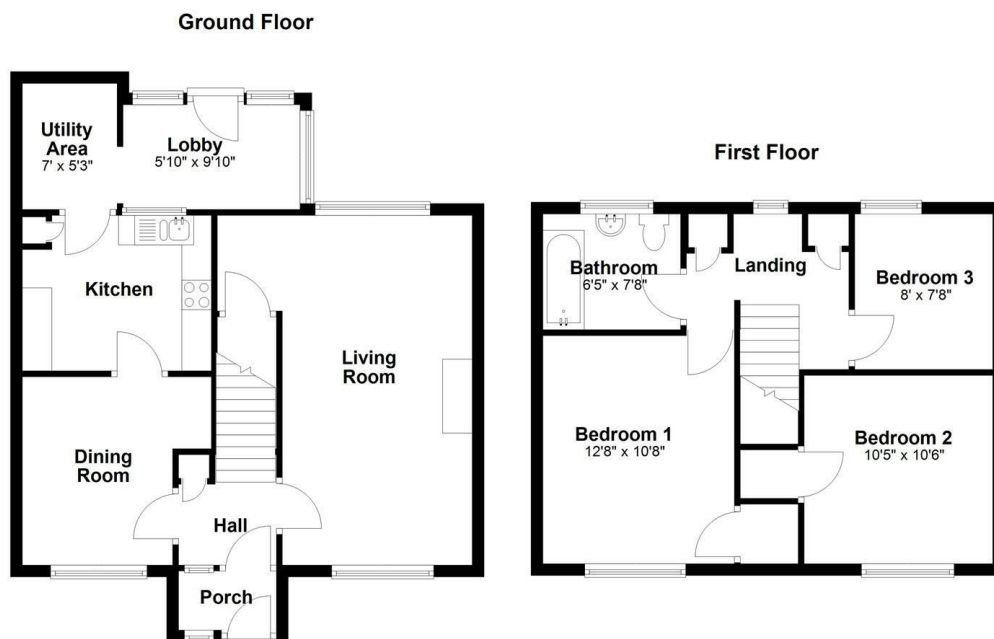
A mature, three bedroom semi-detached family home, situated in a distinctive open green space in the village of Bayston Hill.

This mature three bedroom semi-detached property provides well planned and well proportioned accommodation and benefits from gas fired central heating and double glazing.

The property is situated in an enviable position. The Common offers a quiet and natural space in the popular village of Bayston Hill with all its amenities including shops and schools, bus service to the town centre and within easy reach of the Shrewsbury by-pass with easy access to the M54 motorway link.



FLOOR PLANS



Total area: approx. 963.6 sq. feet

INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

19'5" x 10'6" (5.92m x 3.21m)

A pleasant through room with windows overlooking the gardens to the front and rear

DINING ROOM

4'0" x 8'4" (1.22m x 2.54m)

Window to the front

KITCHEN

8'8" x 10'6" (2.63m x 3.20m)

Fitted with a range of matching units

UTILITY

7'0" x 5'3" (2.13m x 1.61m)

Opening to:

GLAZED LOBBY

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'8" x 10'8" (3.86m x 3.24m)

BEDROOM 2

10'6" x 10'6" (3.19m x 3.19m)

BEDROOM 3

8'0" x 7'8" (2.44m x 2.34m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

There is a garden to the front which is laid to lawn with hardstanding providing parking and a pathway serving the reception area.

There is an enclosed REAR GARDEN laid to lawn and capable of an attractive layout.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 South towards Bayston Hill. Upon entering the village, turn left onto The Common. Turn right and the property will be found 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

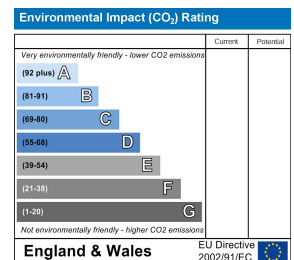
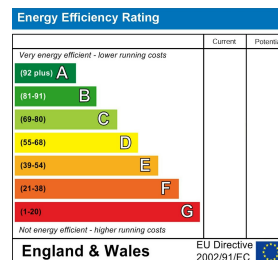
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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.

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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
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Church Stretton SY6 6DA
Tel: 01694 724700



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