



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

2 PARRS LANE, BAYSTON HILL, SHREWSBURY, SY3 0JS

£275,000 Region

To view this property please call us on **01743 236 800** Ref: T7628/SL/KQ

A three bedroom detached bungalow residence.

This three bedroom detached bungalow provides well planned and well proportioned accommodation and benefits from gas fired central heating and double glazing.

The property is situated in an enviable secluded position in the popular village of Bayston Hill, well placed within easy reach of excellent amenities including local shops and schools, frequent bus service to the town centre with its many shops, bars and restaurants. NO UPWARD CHAIN



FLOOR PLANS



Total area: approx. 1130.7 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

PARTLY GLAZED ENTRANCE PORCH

Glazed door with side screen to:

SPACIOUS ENTRANCE HALL

Access to roof space

Large built in linen/cloaks cupboard

LIVING ROOM

10'10" x 18'2" (3.30m x 5.54m)

A pleasant room with fitted gas fire on a raised marble hearth
Window together with double glazed sliding patio doors opening to front garden

KITCHEN / DINING ROOM

8'0" x 19'4" (2.44m x 5.89m)

Neatly appointed and fitted with a range of matching units

REAR LOBBY

Window

Glazed door to garden

BEDROOM 1

10'10" x 13'4" (3.30m x 4.07m)

Window to the fore

BEDROOM 2

8'4" x 18'7" (2.54m x 5.66m)

Window overlooking the rear garden

EN SUITE WC

Wash hand basin, wc

BEDROOM 3

7'8" x 6'5" (2.34m x 1.96m)

Window to the fore

BATHROOM

Panelled bath with electric shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

DETACHED BRICK BUILT GARAGE

Up and over door

There is a neatly kept FRONT GARDEN which is laid to lawn with a concrete hardstanding providing a seating terrace. The whole enclosed by closely boarded wooden fencing. The property is approached over a shared drive with a concrete forecourt providing parking and access to the reception area and garage.

There is a good sized enclosed REAR GARDEN laid to lawn with concrete hardstanding/patio terrace and shrubbery borders.

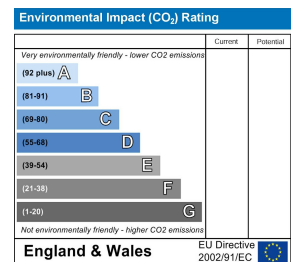
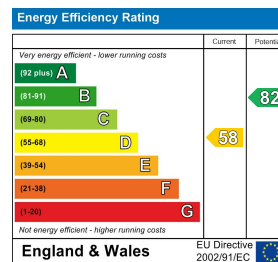


HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 South towards Bayston Hill and before Dobbies Island, turn right into Pulley Lane. Proceed to the top of Pulley Lane to the mini-island, taking the second exit into Overdale Road. After a short distance, turn right into Parrs Lane. There is a private drive immediately on the right hand side, where the bungalow 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.

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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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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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