



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Vicarage Court, Off The Common, Bayston Hill,
Shrewsbury, SY3 0BY**

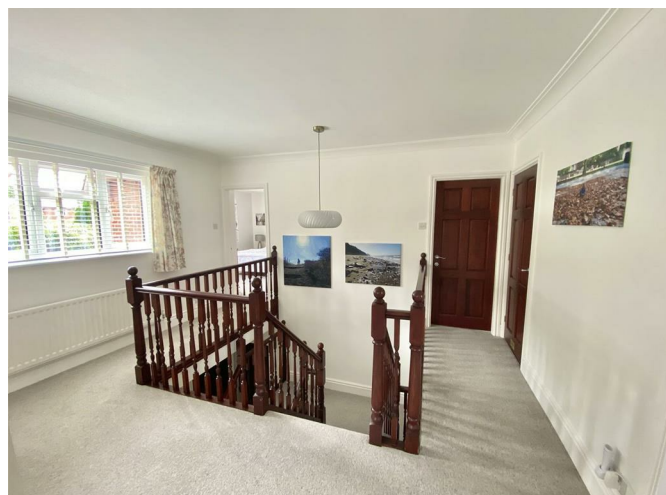
£700,000 Region

To view this property please call us on **01743 236 800** Ref: T7722/SL/KQ

A truly immaculate and much improved superior detached 5 bedroom residence, enviably placed in a quiet and secluded exclusive cul-de-sac of only 4 properties.

This especially well appointed, much improved and truly immaculate five bedroom residence, provides well planned accommodation throughout with rooms of generous proportions. The property is presented to an exacting standard and has been greatly improved and enhanced by the current owners. The property benefits from full gas fired central heating and double glazing and briefly comprises: storm porch, hall, cloak/shower room, lounge, dining room, sitting room/study, kitchen/breakfast room, utility room; galleried landing, master bedroom with en-suite shower room, second bedroom with en-suite shower room, three further bedrooms and family bathroom. Double garage, extensive gardens and superb views.

The property is situated in a quiet, secluded, exclusive cul-de-sac of only 4 properties, on the fringe of the popular village of Bayston Hill, close to excellent village amenities including shopping facilities, schools together with other recreational facilities. It is well placed and within easy reach of the county town of Shrewsbury with its many fashionable bars, restaurants, boutique shops, Theatre Severn, railway station and the ever popular Quarry Park and Dingle Gardens, whilst also being well placed for access to the Shrewsbury bypass with M54 motorway link leading to the West Midlands.



INSIDE THE PROPERTY

STORM PORCH

Panelled entrance door with decorative stained glass leaded lights
Glazed side screen to a spacious and attractive:

ENTRANCE HALL

Built in understairs store cupboard
Built in cloaks cupboard

CLOAK ROOM/SHOWER ROOM

Fully tiled shower cubicle with direct mixer shower and pivot door
Dressing surface with inset hand basin and vanity cupboard under
WC with concealed low type flush

LOUNGE

26'8" x 13'6" (8.13m x 4.11m)

A pleasant and spacious through room with Inglenook-style fireplace with bench seating and windows overlooking the garden to the front and side.

Bi-fold doors opening onto the patio and terrace and overlooking the landscaped garden

DINING ROOM

13'9" x 13'0" (4.19m x 3.96m)

Two windows overlooking the garden

Bi-fold doors opening onto the patio and overlooking the garden

SITTING ROOM/STUDY

11'2" x 12'10" (3.40m x 3.91m)

Window to the front

Fireplace feature

KITCHEN/BREAKFAST ROOM

15'0" x 13'5" (4.57m x 4.09m)

Neatly appointed with a range of matching, traditional units

Rangemaster 110 range gas cooker, Rangemaster cooker hood

Integrated fridge and Miele dishwasher

Two windows overlooking the garden

UTILITY ROOM

12'0" x 6'0" (3.67m x 1.83m)

Range of matching units

Space, recess and plumbing for both washing machine and tumble drier

Window overlooking the garden

Recently installed Worcester gas fired boiler which provides the heating and domestic hot water

Panelled and part glazed door allowing access to the garden

From the entrance hall, a CENTRAL STAIRCASE with hand rail and ornamental balustrade rises to a superb, spacious GALLERIED LANDING (13'10" x 13'9") with window overlooking the garden to the front.

Airing cupboard enclosing insulated cylinder with slatted shelving.

MASTER BEDROOM

13'1" x 13'0" (3.99m x 3.96m)

Two windows overlooking the garden to the front

Built in wardrobes

EN SUITE SHOWER ROOM

Luxuriously appointed with large walk in glazed shower cubicle with direct mixer shower

Dressing surface with inset hand basin and vanity cupboards under

WC with low type flush

GUEST BEDROOM 2

10'7" x 9'6" (3.25m x 2.9m)

Window overlooking the landscaped rear garden

Two windows

Built in wardrobe

EN SUITE SHOWER ROOM

Walk in shower cubicle with electric shower and pivot door

Wash hand basin with vanity cupboard

WC with low type flush

BEDROOM 3

11'1" x 9'2" (3.38m x 2.8m)

Two windows to the front

Built in wardrobes

BEDROOM 4

8'9" x 11'5" (2.69m x 3.5m)

Two windows overlooking the rear garden with open views beyond

Built in wardrobe

BEDROOM 5

7'8" x 13'7" (2.34m x 4.14m)

Side window

Built in wardrobe

Access to loft space

FAMILY BATHROOM

Attractively and neatly appointed with a modern panelled bath set into a tiled surround with shower attachment

Dressing surface with inset hand basin and vanity cupboard under

Further dressing surface with WC with concealed low type flush and bidet

Fully tiled walls; wall cabinet

Built in linen cupboard with shelving and central heating radiator

OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

Electrical up and over doors, power and lighting, side service door.

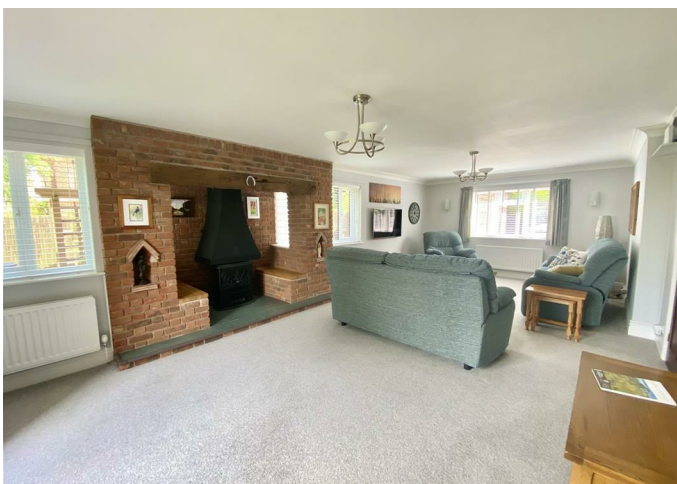
To the front, the property is approached over an expansive Tarmacadam drive and forecourt, which provides ample parking and turning space for guests' cars, whilst serving the DETACHED DOUBLE GARAGE and the formal reception area. The gardens to the front are attractively kept and laid to lawn with a variety of inset trees, shrubs and established conifers.

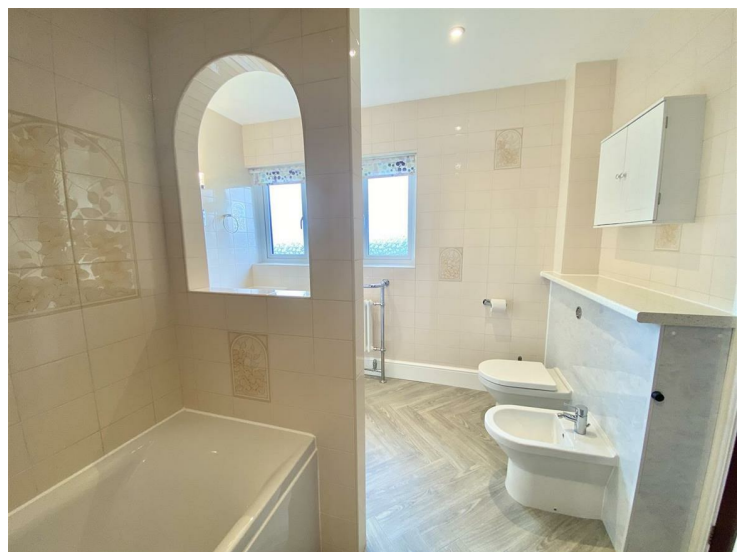
To the rear, there is a particularly attractive and well stocked, landscaped garden, with an extensive paved patio and terrace, shaped pleasure lawns with floral and shrubbery borders containing a variety of ornamental shrubs, herbaceous displays and specimen trees and roses.

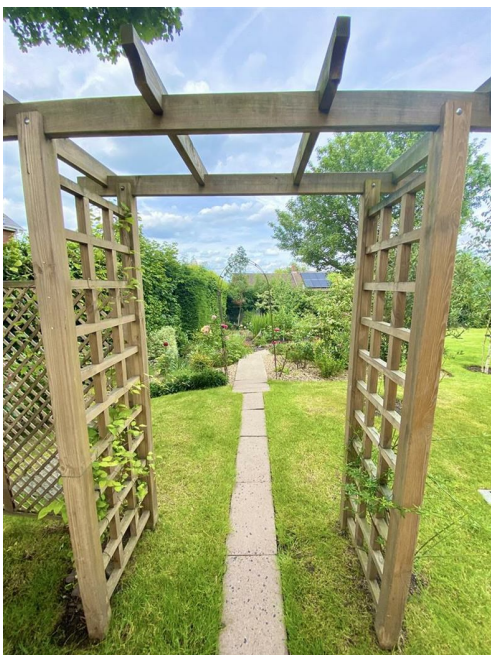
To the side, there is a further area of garden which is laid to lawn with a pathway which serves the personal door allowing access to the double garage, the whole being neatly kept, well stocked, enclosed on all sides and providing a most attractive setting for the residence.

DIRECTIONS

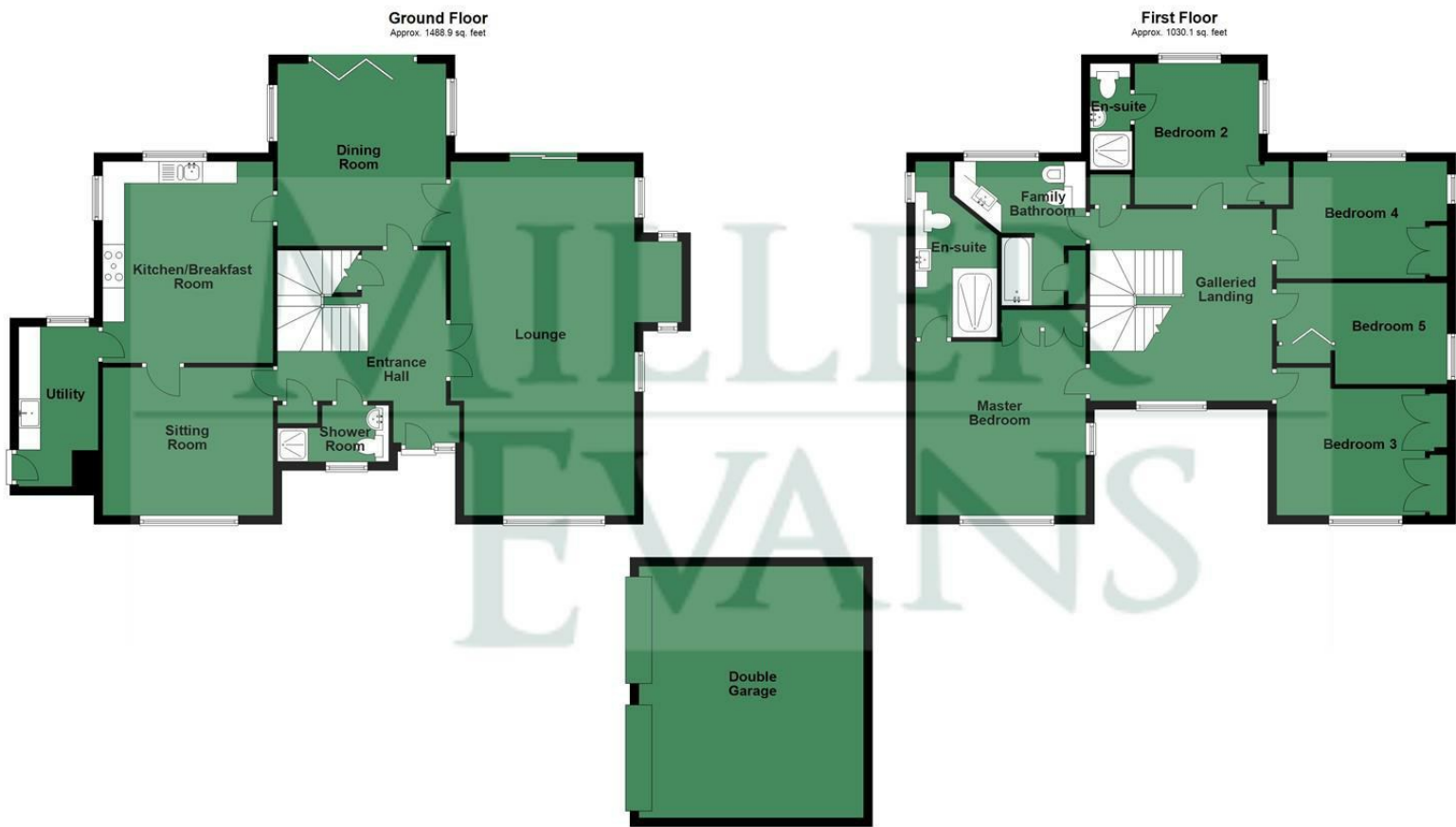
The property is best approached out of Shrewsbury along the A49 south (Hereford Road) towards Bayston Hill. Upon reaching the village, turn left onto The Common. After about 100 yards turn sharp left into Vicarage Court (just before the Vicarage Care Home). After about another 100 yards, Number 1 is the first house.







FLOOR PLANS ...

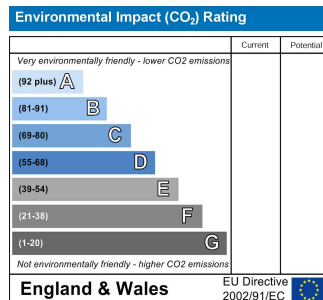
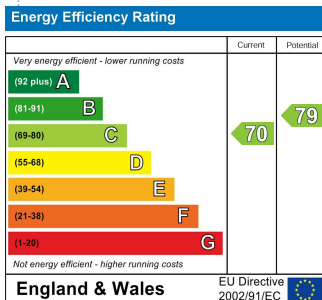


Total area: approx. 2519.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 south (Hereford Road) towards Bayston Hill. Upon reaching the village, turn left onto The Common. Continue for a further distance, eventually turning left at the sign post "Vicarage Court/Private Road". Enter The Common from the A49 and after about 100 yards turn sharp left into Vicarage Court (just before the Vicarage Care Home). After about 100 yards, Number 1 is the first house.



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: G

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



www.millerevans.co.uk | homes@millerevans.co.uk

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