



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

The Byre, Astley, Shrewsbury, SY4 4BP

£600,000

To view this property please call us on **01743 236 800** Ref: C7542/SL/KQ

A charming character residence offering spacious and versatile accommodation.

The Bryre, as the name suggests, is an attractively converted farm building providing spacious and versatile accommodation. On the ground floor is a large open-plan kitchen/dining room, an attractive sitting room. Two first floor bedrooms and a bathroom. From the dining area, an inner hall leads to further accommodation which can provide a self-contained wing if required, with sitting room, kitchenette, two bedrooms and bathroom. The property benefits from oil fired central heating.

The property is situated within this active and picturesque village, 5 miles north of Shrewsbury. There are good local amenities nearby in the villages of Hadnall and Shawbury. Astley is well placed within reach of all major road networks.



INSIDE THE PROPERTY

ENTRANCE HALL

KITCHEN / DINING ROOM
12'0" x 24'5" (3.66m x 7.44m)

SITTING ROOM
16'2" x 28'0" (4.93m x 8.53m)

INNER HALLWAY

KITCHENETTE
9'0" x 7'2" (2.75m x 2.18m)

LIVING ROOM
9'5" x 17'2" (2.87m x 5.24m)

BEDROOM 3
12'0" x 9'7" (3.66m x 2.92m)

BEDROOM 4
9'5" x 12'11" (2.87m x 3.93m)

BATHROOM

STAIRCASE rising from sitting room to FIRST FLOOR LANDING

BEDROOM 1
16'2" x 12'4" (4.93m x 3.76m)

BEDROOM 2

11'4" x 5'10" (3.46m x 1.79m)

BATHROOM

OUTSIDE THE PROPERTY

DOUBLE GARAGE

The property occupies a large well established plot and is enclosed on all sides, approached over a gravelled drive with ample parking space, large garage, extensive lawns with established floral and shrubbery displays.

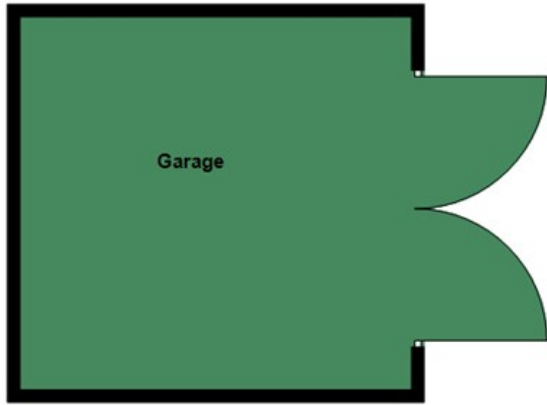








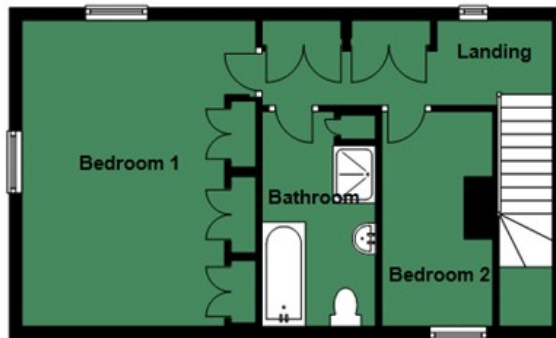
FLOOR PLANS ...



Ground Floor
Approx. 1830.4 sq. feet



First Floor
Approx. 452.6 sq. feet

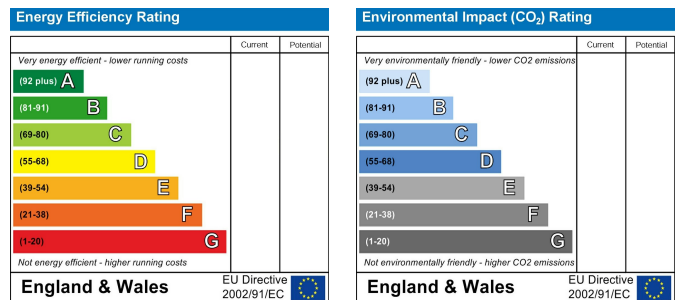


Total area: approx. 2283.0 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A53 Market Drayton Road and shortly before entering the village of Shawbury, take the second turning on the left to Astley. Continue into the village, along Romy Road and take the 3rd turning on the right towards St Mary's Church. After a short distance, bear left and the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

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: F

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
4 The Square,
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Tel: 01694 724700



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