



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**14 Glebe Road, Bayston Hill, Shrewsbury, SY3 0PJ**

**£300,000 Region**

To view this property please call us on **01743 236 800** Ref: T7749/WM/lrd



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# A well presented and well maintained 3 bedroom semi-detached family home

This well presented and much loved 3 bedroom semi detached family house, provides well planned and well proportioned accommodation throughout and with the benefit of gas fired central heating and double glazing, briefly comprises; porch, hallway, cloakroom, kitchen/dining room, living room; three bedrooms and family bathroom. An extensive driveway to the front provides ample parking; single garage, utility area with shower unit and an immaculate rear garden with expansive open views. Locked gate at the end of the rear garden gives access to footpath across the fields. \*NO UPWARD CHAIN\*.

The property is situated on this pleasant road with open views over neighbouring fields, well placed and within easy reach of excellent amenities including local shops, schools, bus service to Shrewsbury town centre, and within easy reach of the Shrewsbury bypass and M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### HALLWAY WITH WC

Low flush wc  
Wash hand basin

### KITCHEN/DINING ROOM

12'6" x 10'11" (3.81m x 3.33m)  
Window to the rear  
Extended kitchen area - range of matching wall and base units  
Dining room newly carpeted

### LIVING ROOM

14'0" x 12'6" (4.26m x 3.80m)  
Bay window to the front  
Newly carpeted

STAIRCASE rises from the hallway to FIRST FLOOR LANDING

### BEDROOM 1

11'6" x 11'9" (3.50m x 3.58m)  
Window to the front  
Fitted wardrobes

### BEDROOM 2

11'6" x 9'1" (3.50m x 2.76m)  
Window to the rear  
Fitted Wardrobes

### BEDROOM 3

7'4" x 9'0" (2.23m x 2.74m)  
Window to the front  
Storage cupboard

### BATHROOM

Window to the rear  
Panelled bath  
Low flush wc  
Inset wash hand basin with dressing surface

## OUTSIDE THE PROPERTY

### GARAGE

Spacious with up and over door  
Provides access to:

### UTILITY WITH SHOWER ROOM

9'3" x 7'9" (2.82m x 2.35m)  
Window to the rear  
Sink with mixer tap  
Shower cubicle

The property is approached over an extensive driveway providing ample parking. The gravel and concrete driveway, leads to the single GARAGE and carport.

To the rear, there is a patio area, perfect for entertaining, with a lean-to aluminium framed glass house, and a spectacular, good sized south/west facing landscaped garden with open views and a variety of floral and shrubbery borders, water feature, the whole enclosed by wooden fencing and mature hedging. The garden also has the benefit of a locked rear gate, giving direct access onto the adjoining fields.













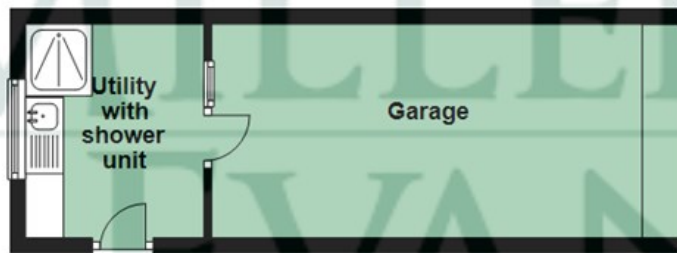
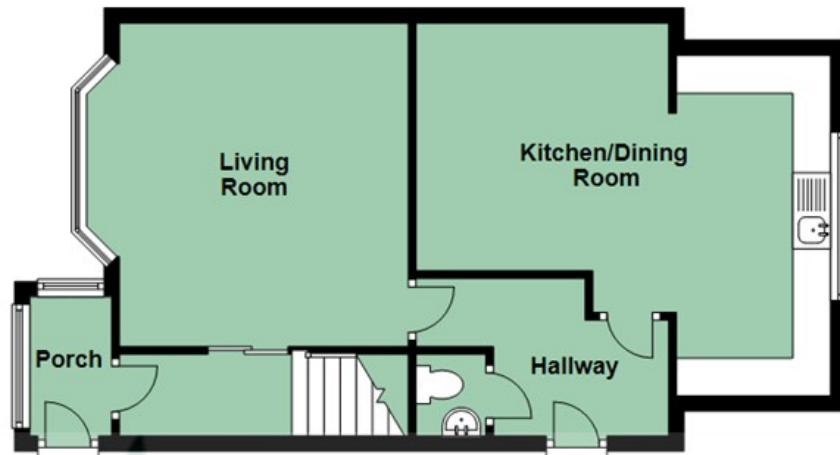


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FLOOR PLANS ...

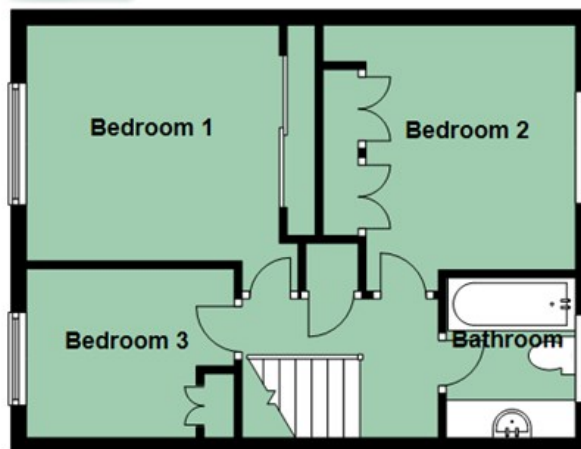
**Ground Floor**

Approx. 808.0 sq. feet



**First Floor**

Approx. 422.9 sq. feet



Total area: approx. 1230.9 sq. feet

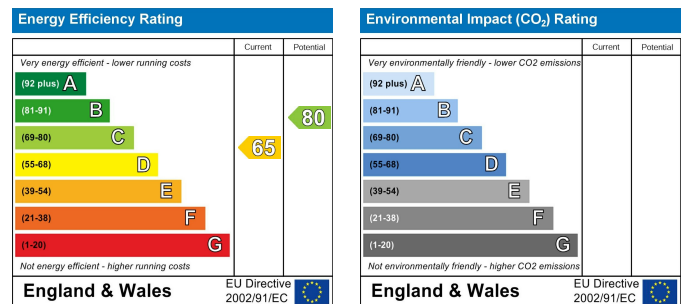
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

Approaching from Shrewsbury town centre, take Port Hill Road to the round about; first left onto the B4380. Follow the road onto Hereford Road, across the round about, passing Meole Brace Retail Park, take the next right onto Pulley Lane. Cross the next round about to Overdale Road. As it joins Lythwood Road, turn right onto Glebe 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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