



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Grove Lane, Bayston Hill, Shrewsbury, SY3 0HJ

£325,000

To view this property please call us on **01743 236 800** Ref: T7754/SL/lrd

A neatly kept and much loved 2/3 bedroom detached bungalow residence, situated in a quiet location, close to excellent village amenities.

The bungalow has been well maintained and provides well planned and well proportioned accommodation throughout, with rooms of pleasing dimensions. The property benefits from double glazing and briefly comprises: entrance porch, spacious hallway, lounge/dining room, kitchen, two bedrooms, study/third bedroom and bathroom. Driveway to the side provides parking and access to the single garage. Enclosed rear garden with patio and terrace. NO UPWARD CHAIN.

The property occupies an enviable and quiet position in Grove Lane and is well placed and within easy reach of excellent village amenities including schools, shops, recreational facilities, easy travelling distance to the county town of Shrewsbury, as well as ease of access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

Panelled and part glazed door with decorative leaded lights with side screens to a spacious:

HALLWAY

Built in cloaks cupboard

L-SHAPED LOUNGE / DINING ROOM

9'8" x 18'3" (2.95m x 5.56m)

A pleasant room with feature fireplace

Large picture window overlooking the GARDEN and formal reception area to the front

Window overlooking the rear GARDEN

Door to:

STUDY / OCCASIONAL BEDROOM 3

9'0" x 8'0" (2.74m x 2.44m)

Window overlooking the rear GARDEN

KITCHEN

9'0" x 11'3" (2.75m x 3.44m)

Neatly appointed and fitted with a range of matching units

Window overlooking the rear GARDEN

Airing cupboard enclosing an insulated hot water cylinder

Panelled and part glazed door allowing access to the GARDEN

BEDROOM 1

9'6" x 11'8" (2.90m x 3.56m)

Window to the front

BEDROOM 2

9'0" x 10'6" (2.75m x 3.20m)

Window overlooking the rear GARDEN

BATHROOM

Fitted with a white suite comprising:

Panelled bath with shower attachment

Wash hand basin

WC - low type flush

OUTSIDE THE PROPERTY

GARAGE

Double doors and personal side door

The property is set back from the road by an attractive and neatly kept forecourt which is laid to lawn with a host of established evergreen shrubs. A further gravelled area and pathway serving the formal reception area with driveway to the side providing parking and serving the GARAGE.

To the rear, there is a particularly attractive good sized, neatly kept and well stocked garden which is laid predominantly to lawn with a wide selection of established shrubs and ornamental trees, paved patio and terraced area ideal for entertaining, ornamental pond. The whole being neatly kept and well maintained and enclosed on all sides, which affords the garden considerable privacy and seclusion, creating an ideal setting for the residence.









FLOOR PLANS ...

Floor Plan

Approx. 895.3 sq. feet



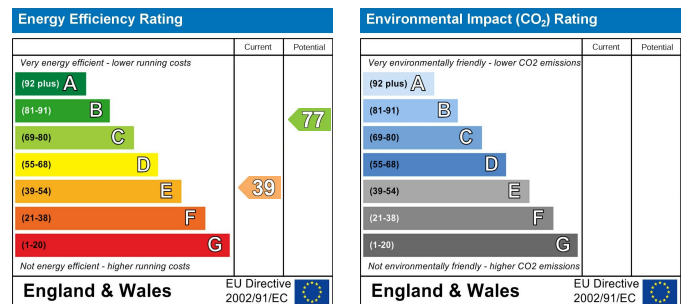
Total area: approx. 895.3 sq. feet

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 on the A49 south, towards Bayston Hill. Turn right into Lyth Hill Road and continue along Lyth Hill Road for some distance, eventually turning right into Grove Lane. Continue towards the bottom of Grove Lane 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 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: D

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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