



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Meadowbrook, Bayston Hill, Shrewsbury SY3 0PU

£325,000 Region

To view this property please call us on 01743 236 800 Ref: T7764/SL/MU

A well maintained, improved and extended, 5 bedroomed, semi-detached family house situated in a convenient village location.

The property has been much improved and extended to provide well planned and well proportioned family accommodation throughout with rooms of pleasing dimensions. On the ground floor there is a spacious lounge, a good sized kitchen/dining room with an adjoining utility room and downstairs cloakroom, former garage providing an ideal storage room. On the first floor there is a master bedroom with an en suite shower room, 4 further bedrooms and a family bathroom. The property benefits from gas-fired central heating and double glazing.

Well placed in this popular village close to excellent amenities including local shops, schools, a bus service to the town centre and within easy reach of the Shrewsbury by-pass allowing easy access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Glazed door to :

LOUNGE

12'0" x 17'0" (3.66m x 5.18m)

A pleasant room with picture window overlooking the garden to the front.

KITCHEN/DINING ROOM

10'9" x 17'0" (3.28m x 5.18m)

Neatly appointed and fitted with a range of matching modern units

ADJOINING UTILITY ROOM

8'1" x 10'9" (2.46m x 3.28m)

With a range of matching units.

Door allowing access to the garden

Personal door to :

FORMER GARAGE

Currently a useful store.

CLOAKROOM/WC

WC

Hand basin.

From the lounge a STAIRCASE rises to a FIRST FLOOR LANDING with built in linen cupboard. Access to roof space.

MASTER BEDROOM

6'7" x 10'9" (2.00m x 3.28m)

EN SUITE SHOWER ROOM

With shower cubicle

Wash hand basin

Low flush WC

BEDROOM 2

10'6" x 9'9" (3.21m x 2.96m)

BEDROOM 3

10'8" x 8'4" (3.26m x 2.55m)

BEDROOM 4

8'6" x 10'9" (2.58m x 3.28m)

BEDROOM 5

6'5" x 7'0" (1.95m x 2.13m)

FAMILY BATHROOM

With panelled bath

Hand basin

WC

OUTSIDE THE PROPERTY

TO THE FRONT the property is set back from the road by an open plan forecourt which is laid to lawn with a drive providing ample parking and serving the formal reception area.

To the side there is an enclosed area of GARDEN laid predominantly to lawn with pathway and to the rear a further area of GARDEN, again laid to lawn. The whole well enclosed on all sides by closely boarded wooden fencing.





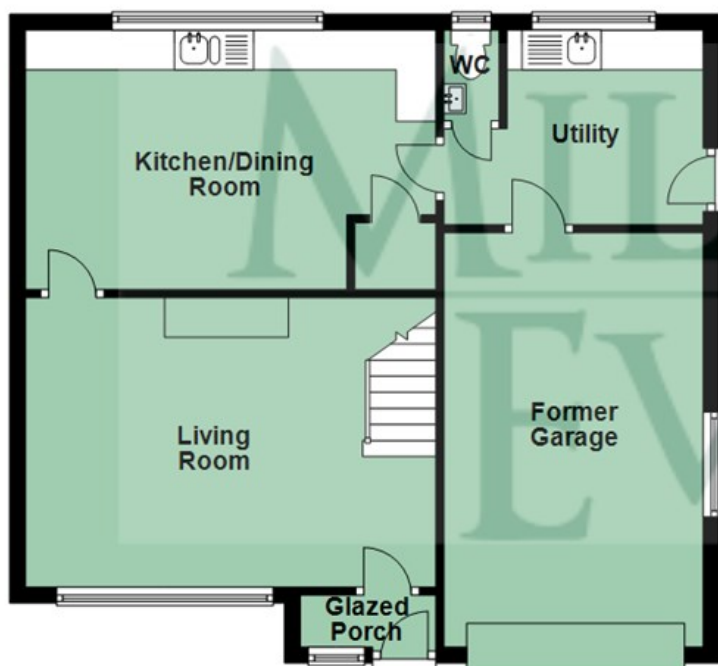




FLOOR PLANS ...

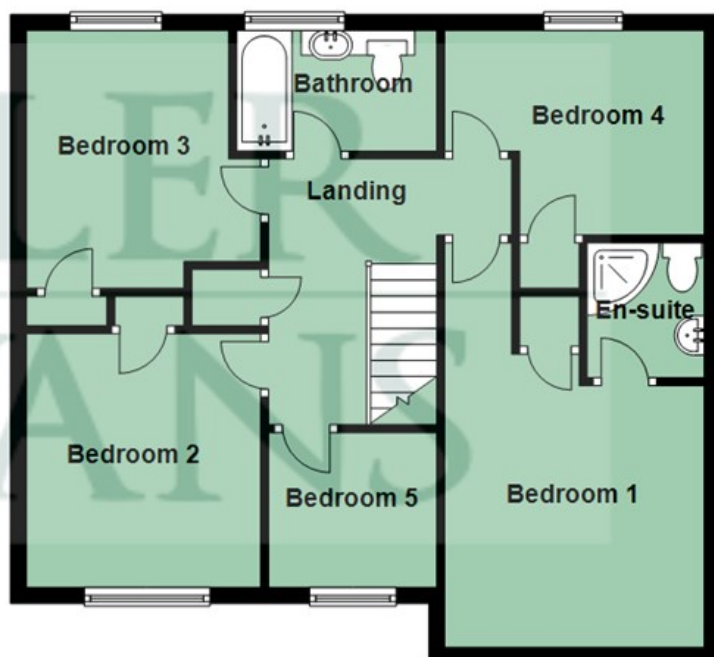
Ground Floor

Approx. 689.1 sq. feet



First Floor

Approx. 678.9 sq. feet



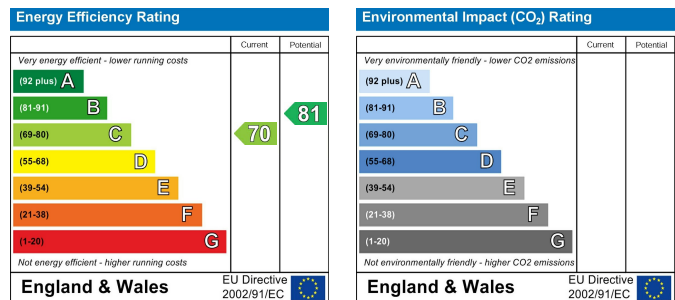
Total area: approx. 1368.0 sq. feet

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 on the A49 South towards Bayston Hill, turn right into Lyth Hill Road and second right into Lythwood Road. After a further distance turn left into Glebe Road and continue eventually turning right into Meadowbrook and after a further distance the property 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.

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:



The UK's number one property website

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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