



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Old Coppice, Lyth Bank, Lyth Hill, Shrewsbury,  
SY3 0BP**

**Region £867,000**

To view this property please call us on **01743 236 800** Ref: C7302/SL/KQ

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# A truly stunning countryside bungalow residence set in just under 2/3 of an acre of landscaped gardens, with glorious unrivalled views towards the Wrekin, within a convenient and picturesque drive from the historic market town of Shrewsbury.

This superb detached bungalow has been recently refurbished and extended to a particularly high specification with a Bespoke kitchen, including superior integrated appliances and stone worktops and luxurious bathrooms.

The accommodation is well planned and includes an incredible open-plan contemporary living, dining and kitchen space together with a stunning formal sitting room. The master bedroom is furnished with a fantastic range of fittings and boasts a luxuriously appointed en-suite shower room. There are three further bedrooms and two further exceptionally well appointed shower rooms.

There is an opportunity to create a separate self-contained wing, which would provide comfortable accommodation for a dependant relative etc.

## LOCAL INFORMATION

Opportunities to explore the outdoors are plentiful, with Lyth Hill and Shropshire hills area of natural beauty providing numerous walking, cycling and riding routes.

The vibrant town centre of Shrewsbury built on the banks of the river Severn includes a number of dining options, high street shops, and independent boutiques, together with the Theatre Severn and renowned Quarry Park and Dingle Gardens. There are a number of excellent schools in both the private and state sector.



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## INSIDE THE PROPERTY

### RECEPTION HALL

15'0" x 21'7" (4.57m x 6.59m)

### CLOAKROOM / SHOWER ROOM

### SITTING ROOM

21'6" x 15'0" (6.55m x 4.57m)

### SUPERB OPEN-PLAN KITCHEN/DINING/LIVING ROOM

15'4" x 32'7" (4.67m x 9.92m)

### REAR HALL

### LAUNDRY ROOM

8'8" x 8'6" (2.64m x 2.60m)

### STORE

### BEDROOM 4

11'3" x 14'6" (3.43m x 4.43m)

### SHOWER ROOM

### MASTER BEDROOM

17'8" x 13'7" (5.38m x 4.13m)

### EN SUITE SHOWER ROOM

### BEDROOM 2

11'6" x 9'11" (3.51m x 3.01m)

### BEDROOM 3

8'7" x 10'0" (2.62m x 3.05m)

### OUTSIDE THE PROPERTY

To the front the property is enclosed by an ornamental wall with a pillared and gated entrance. The spacious in/out driveway with central shrubbery bed provides ample parking and services the open bay garage together with the formal reception area.

The extensive gardens are laid predominantly to lawn with well stocked and established shrubbery displays, mature trees etc. paved patios to the side and rear provide ideal seating and entertaining spaces. There is a large oak framed Gazebo with a tiled roof to the patio at the rear of the residence.









FLOOR PLANS ...



**Open Bay Garage**  
Approx. 301.3 sq. feet

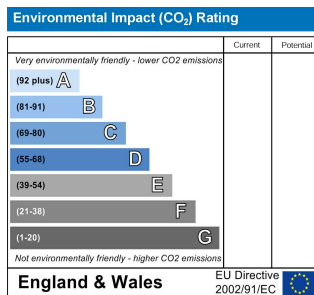
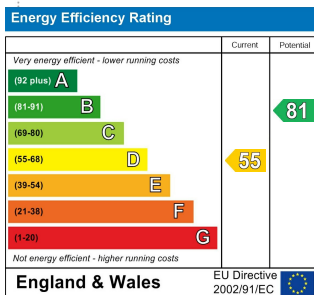


Total area: approx. 2285.3 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Longden Road. Proceed through Hook-a-gate and after a short distance, turn left onto Lyth Bank. Continue bearing left onto Lyth Bank and eventually turn left onto Old Coppice where the property will be found straight ahead.

## 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

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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