



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Fox Close, Bayston Hill, Shrewsbury, SY3 0DS**

**£210,000 Region**

To view this property please call us on **01743 236 800** Ref: T7866/SL/KQ

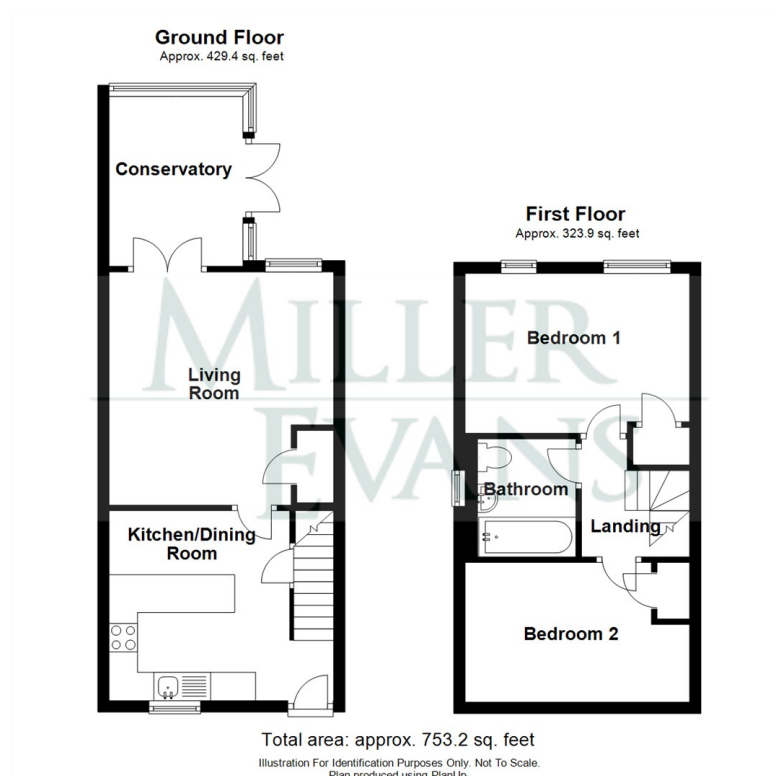
# An immaculate and particularly well appointed two bedroom semi-detached house.

This two bedroom semi-detached house provides well planned accommodation and is presented to an exacting standard. The property benefits from gas fired central heating and double glazing.

The property is situated in a small residential cul-de-sac on the fringe of Bayston Hill, close to excellent local village amenities including popular schools and shops, bus service to the town centre and within easy reach of the Shrewsbury by-pass with access onto the M54 motorway.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### KITCHEN / DINING ROOM

11'0" x 13'0" (3.35m x 3.96m)

Neatly appointed and fitted with a range of matching modern units

### LIVING ROOM

13'6" x 13'0" (4.11m x 3.96m)

Glazed French doors to:

### CONSERVATORY

Picture windows and French doors opening onto the courtyard garden.

STAIRCASE rising from kitchen to FIRST FLOOR LANDING

### BEDROOM 1

9'3" x 13'0" (2.82m x 3.96m)

### BEDROOM 2

8'1" x 13'0" (2.47m x 3.96m)

### BATHROOM

Neatly appointed with a modern panelled bath with shower over

Wash hand basin, wc

## OUTSIDE THE PROPERTY

To the front there is a shallow forecourt which is neatly kept and serves the formal reception area with a parking space. An additional parking space is located towards the rear of the cul-des-ac adjacent to the property.

To the rear there is a neatly kept and pleasant enclosed courtyard garden with gateway access to the parking area.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 South to Bayston Hill. Turn right into Lyth Hill Road and immediately right into Fox Close.



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

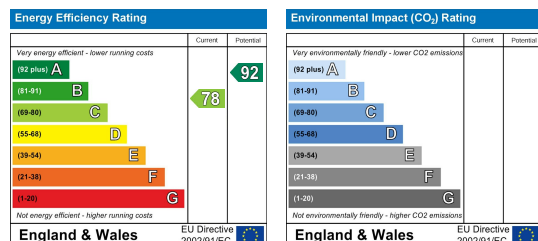
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: B

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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