



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**1 Caradoc View, Kendricks Bank, Bayston Hill,  
Shrewsbury, SY3 0EJ**

**£280,000 Region**

To view this property please call us on **01743 236 800** Ref: T7918/SL/KQ

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# A neatly kept, well appointed and improved, two bedroom cottage residence.

This two bedroom cottage is neatly kept and much improved and provides comfortable accommodation throughout with rooms of pleasing dimensions. The cottage has the benefit of gas fired central heating, double glazing and improvements include; replacement windows replaced; new roof; new guttering, fascias & soffits; and a new boiler.

The property occupies an enviable position on the fringe of this popular village, well placed within reach of excellent amenities including local shops and schools, frequent bus service to the town centre with its many fashionable bars and restaurants, the Theatre Severn and the Shrewsbury railway station. The property is also well placed within easy reach of the by-pass with M54 access.





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## INSIDE THE PROPERTY

### ENTRANCE PORCH

Partly glazed with door to:

### SITTING ROOM

13'2" x 12'11" (4.02m x 3.94m)

A pleasant room with fireplace recess with slate hearth housing a cast iron log burning stove

Bay window overlooking the garden and views over neighbouring fields towards the South Shropshire Hills

### DINING ROOM

11'3" x 12'11" (3.43m x 3.94m)

Glazed French doors allowing access to a randomly paved enclosed courtyard

Archway to:

### KITCHEN

15'0" x 8'1" (4.57m x 2.46m)

Neatly appointed and fitted with a range of matching units

Feature Vaulted ceiling with recessed spotlighting

Window to the rear garden

Archway to:

### INNER HALL

Built in cloaks cupboard

Further storage cupboards

Archway to:

### STUDY

4'8" x 7'2" (1.42m x 2.18m)

Fitted work station and range of book/display shelving

### REAR LOBBY

### SEPARATE WC

Wash hand basin, wc

### GLAZED LOBBY / GARDEN ROOM

Picture windows overlooking the rear garden

Glazed door to the garden

From the Dining Room, a doorway allows access to a STAIRCASE rising to a FIRST FLOOR LANDING

### BEDROOM 1

9'10" x 12'9" (3.00m x 3.88m)

Cast iron fireplace feature with chimney breast flanked on both sides by double door built in wardrobes

Further large built in store cupboard with double doors

Window overlooking the garden with neighbouring fields and south Shropshire hills beyond

### BEDROOM 2

13'0" x 8'3" (3.95m x 2.51m)

Double door built in store cupboard

Window to the rear garden

### BATHROOM

Neatly appointed with a modern panelled bath with shower attachment

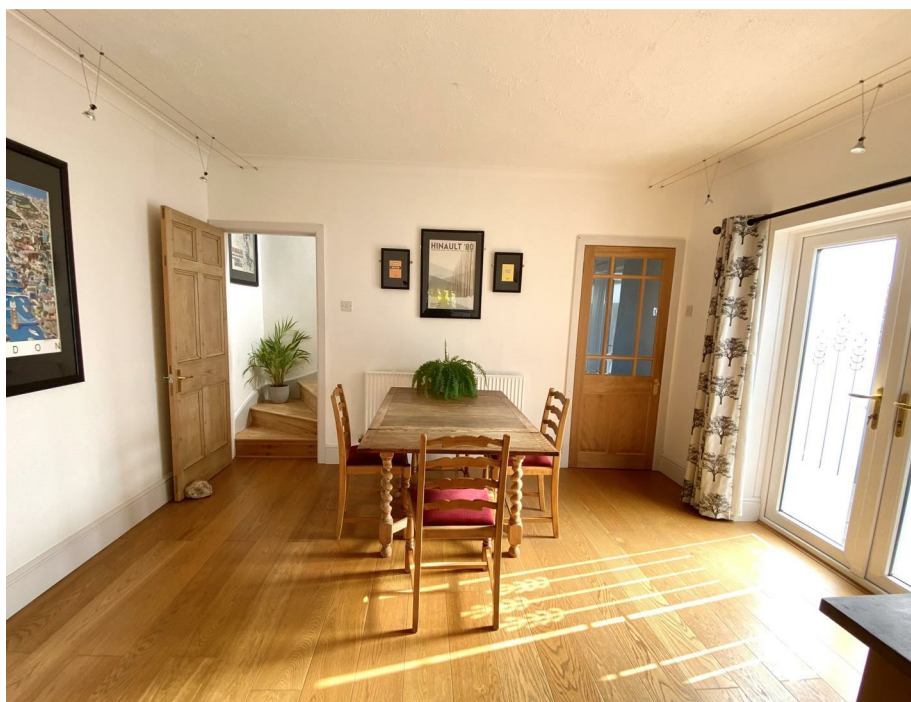
Wash hand basin, wc

## OUTSIDE THE PROPERTY

There are neatly kept terraced gardens to the front, which have been gravelled for ease of maintenance served by a pathway with a variety of inset shrubs and raised beds. Double wrought iron gates with a pillared entrance allow access to a gravelled drive approached from Kendricks Bank.

There is a particularly attractive good sized REAR GARDEN which is laid predominantly to lawn and served by a gravelled pathways with floral and shrubbery borders, ornamental pond and rustic Arbor with paved terrace, ideal for Alfresco dining and entertaining.

A gateway allows access to a tarmacadam hardstanding with a further gravelled area providing parking space and serving the DETACHED GARAGE.









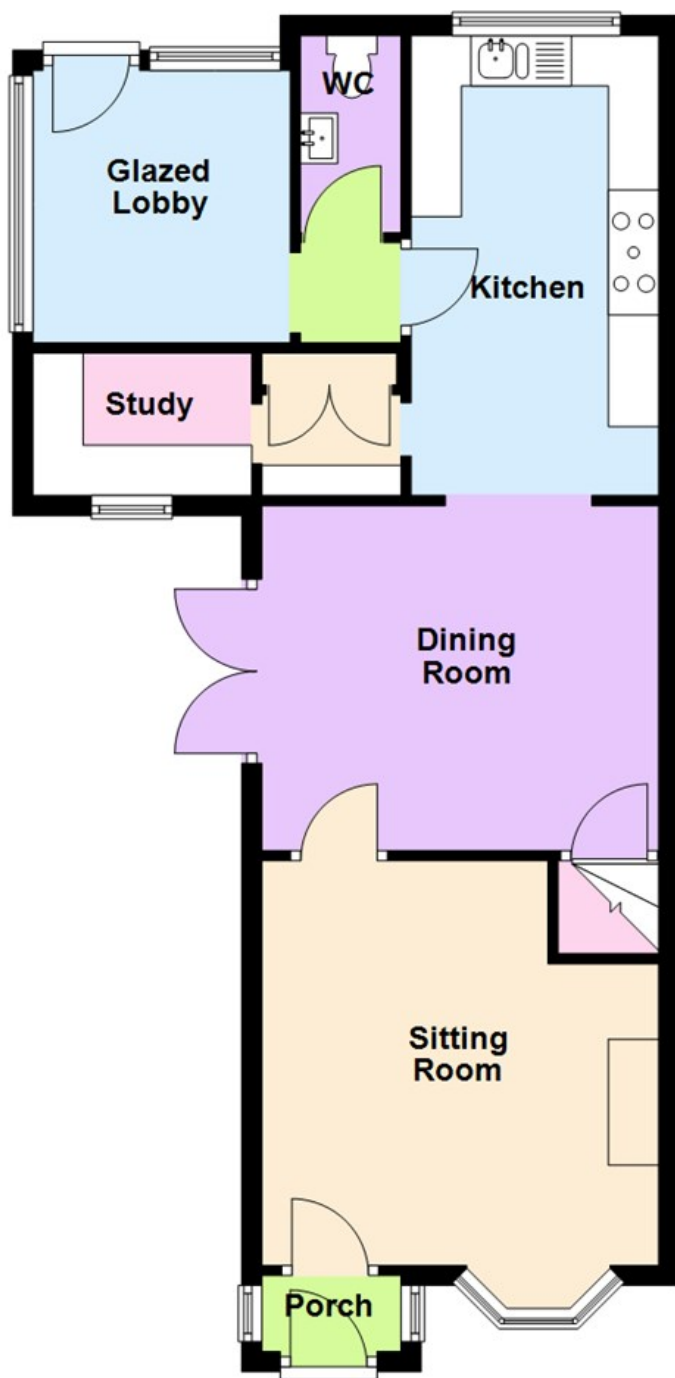






## FLOOR PLANS ...

**Ground Floor**



**First Floor**

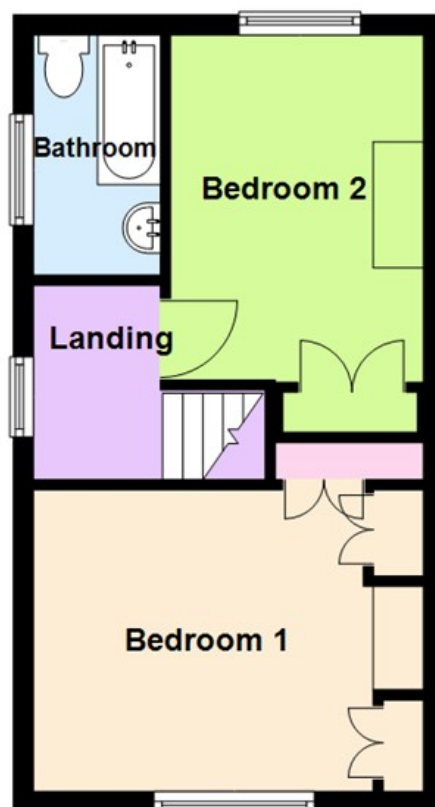
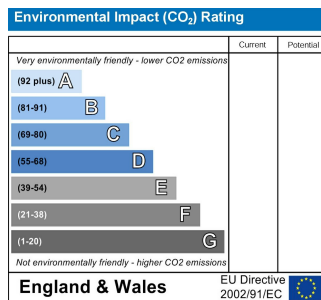
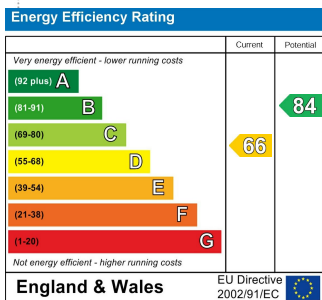


Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 South towards Bayston Hill. Turn right into Lyth Hill Road. Continue for some distance, eventually turning left into Cornwall Drive. After a short distance, bear left and the property will be found on the right hand side.



## 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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