

**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

6 Kendricks Bank, Bayston Hill, Shrewsbury, SY3 0EH

**Offers In The Region
Of £695,000**

To view this property please call us on **01743 236 800** Ref: T7955/WM/lrd

An immaculately presented, spacious four bedroom detached dormer bungalow with exceptional views.

This beautifully presented detached dormer bungalow with exceptional views of the South Shropshire hills, provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, lounge, dining room, bedroom 4/office, kitchen, utility area, shower room and annex/cinema room to the ground floor; to the first floor, three bedrooms and family bathroom. Set on an impressive plot with ample parking and an extensive decking area to the rear.

The property occupies an enviable position on the fringe of this popular village, well placed and within reach of excellent amenities including local shops, schools, frequent bus service to the Shrewsbury town centre with its many fashionable bars and restaurants, Theatre Severn and the Shrewsbury Railway Station. The property is also within easy reach of the Shrewsbury bypass and access to the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Wooden flooring

LOUNGE

26'11" x 12'0" (8.20m x 3.66m)

Impressively spacious with feature fireplace

Large window to the rear

Wooden flooring

Access to rear decking area

BEDROOM 4 / OFFICE

9'5" x 9'0" (2.88m x 2.75m)

Window to the rear

DINING ROOM

12'10" x 11'10" (3.90m x 3.61m)

Sliding doors opening onto the rear decking and garden

Wooden flooring

Opening to:

KITCHEN

10'5" x 11'10" (3.18m x 3.61m)

Range of matching wall and base units and integrated appliances

Tiled floor

Window to the front

UTILITY AREA

10'8" x 7'11" (3.25m x 2.42m)

Base units

Window to the front

Access to:

SHOWER ROOM

Window to the rear

Walk in shower cubicle

Wash hand basin and low flush wc

Storage cupboard

ANNEX / CINEMA ROOM

16'6" x 14'10" (5.04m x 4.53m)

Potential for multi-generational living, with own access to shower room and decking area

Large window to the rear provides natural light

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

19'0" x 12'0" (5.80m x 3.66m)

Windows to the rear and side, providing lovely views

Fitted wardrobes and storage cupboards

BEDROOM 2

19'0" x 11'4" (5.80m x 3.45m)

Window to the rear,

Fitted wardrobes

BEDROOM 3

13'3" x 6'7" (4.04m x 2.00m)

Window to the front

BATHROOM

Window to the rear

White panelled bath

Shower cubicle

Wash hand basin and low flush wc

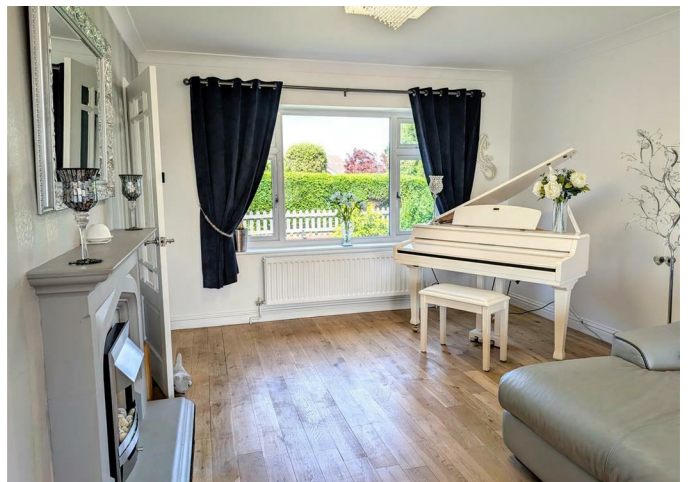
OUTSIDE THE PROPERTY

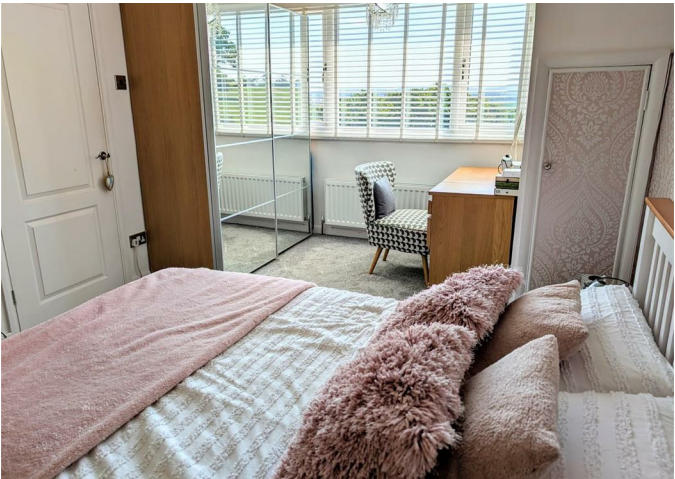
The property is approached over an expansive driveway providing ample parking.

To the front, there are small areas predominantly laid to lawn with attractive floral borders and mature hedging. To the left, garden shed and access to the rear garden.

To the rear, there is an extensive decking area with multiple seating options, perfect for outside entertaining, as well as a hot tub. The tiered garden offers exceptional views of the South Shropshire Hills and is enclosed on all sides by mature hedging and wooden fencing. A small stream runs through the bottom tier of the garden. Further garden shed and greenhouse.



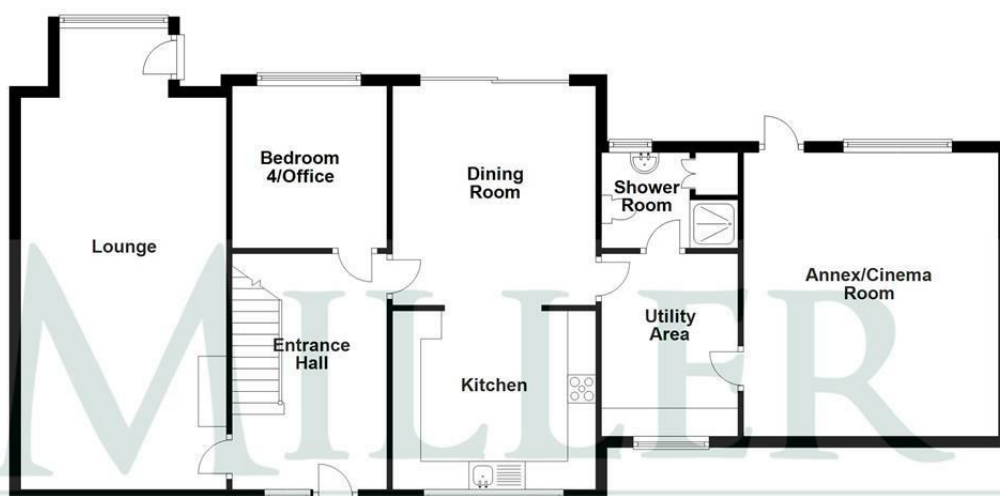




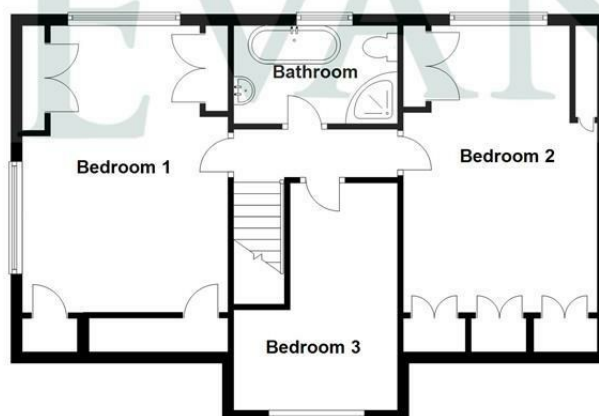


FLOOR PLANS ...

Ground Floor
Approx. 1194.8 sq. feet



First Floor
Approx. 670.5 sq. feet



Total area: approx. 1865.3 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 south towards Bayston Hill. Travel through Bayston Hill and after a short distance turn right onto Kendricks Bank Road. Follow the road round two corners and the property will be found on the left hand side at the end of the road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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: E

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.

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