



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

65 Lansdowne Crescent, Shrewsbury, SY3 0JE

£350,000 Region

To view this property please call us on **01743 236 800** Ref: T8014/SL/lrd

An exceptionally well appointed, much improved and extended, four bedroom semi-detached family home, well placed in a popular village location, close to excellent amenities.

The property is presented throughout by the current owners to an exacting standard throughout, and has been improved and extended to provide well planned and well proportioned family accommodation, with rooms of pleasing dimensions. The property which benefits from full gas fired central heating and double glazing briefly comprises: entrance porch, entrance hall, living room, kitchen/dining room, utility room, cloakroom, garden/family room, Master bedroom with en-suite shower room, three further bedrooms and bathroom. Ample parking, garage and gardens to the front and rear.

The property is well placed in the popular village of Bayston Hill and within close proximity of excellent amenities including local shops, schools, frequent bus service to the nearby town centre and within easy reach of the Shrewsbury bypass which allows access onto the M54 motorway link to the West Midlands.



INSIDE THE PROPERTY

PARTLY GLAZED ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

12'0" x 12'11" (3.66m x 3.94m)

A pleasant room with picture window overlooking the GARDEN and formal reception to the front

Fireplace recess housing a cast iron log burning stove

Double doors to:

KITCHEN/DINING ROOM

6'7" x 17'2" (2.00m x 5.22m)

Neatly appointed and fitted with a range of matching modern units

Archway extending through to:

GARDEN/FAMILY ROOM

Glazed French doors opening onto the decked terrace

Window overlooking the rear GARDEN

UTILITY ROOM

9'10" x 8'4" (2.99m x 2.53m)

Window to the rear

Fitted with a range of matching units

Door providing access to the GARDEN and personal door to GARAGE

CLOAKROOM

Wash hand basin and WC

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

6'7" x 8'3" (2.00m x 2.51m)

Window to the front

Archway to:

DRESSING AREA

7'9" x 3'10" (2.36m x 1.18m)

Window the to the rear

Access to:

EN-SUITE SHOWER ROOM

Window to the rear

Large walk in shower

Wash hand basin

WC low type flush

BEDROOM 2

7'8" x 9'0" (2.33m x 2.74m)

Window to the front

BEDROOM 3

5'10" x 7'3" (1.77m x 2.21m)

Window overlooking the rear GARDEN

BEDROOM 4

6'7" x 7'9" (2.00m x 2.37m)

Window to the front

Double door storage cupboard

BATHROOM

Window to the rear

Freestanding oval bath

Wash hand basin with under cupboard

Low flush WC

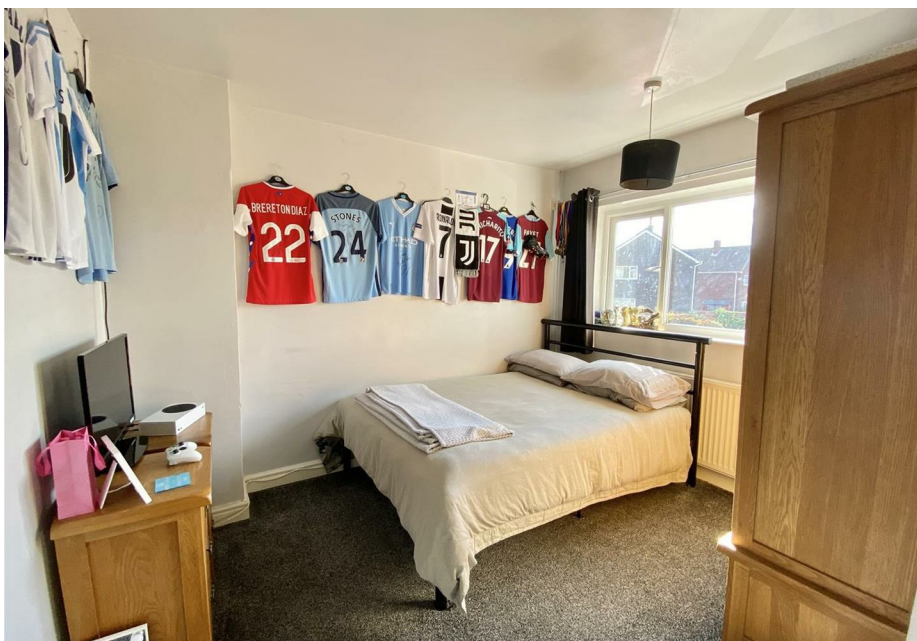
OUTSIDE THE PROPERTY

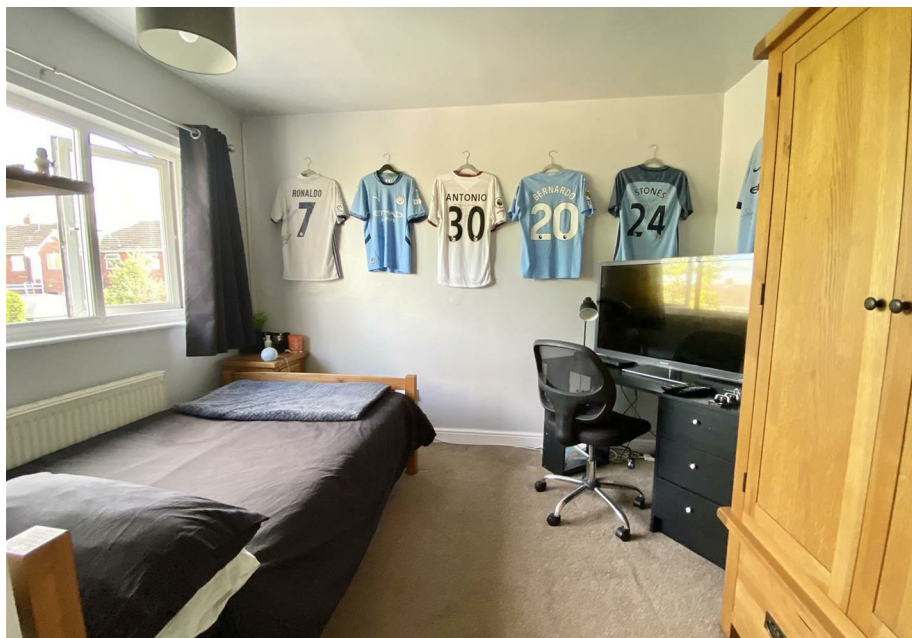
GARAGE

To the front, the property is set back from the road by an ornamental wall and approached over a drive which provides generous parking space for guest cars and serves the formal reception area.

To the rear, there is an attractive and private landscaped GARDEN with a raised decked terrace and patio area with pergola, ideal for al fresco dining and entertaining, an artificial lawn for ease of maintenance, a host of established trees and shrubs, the whole well enclosed on all sides.



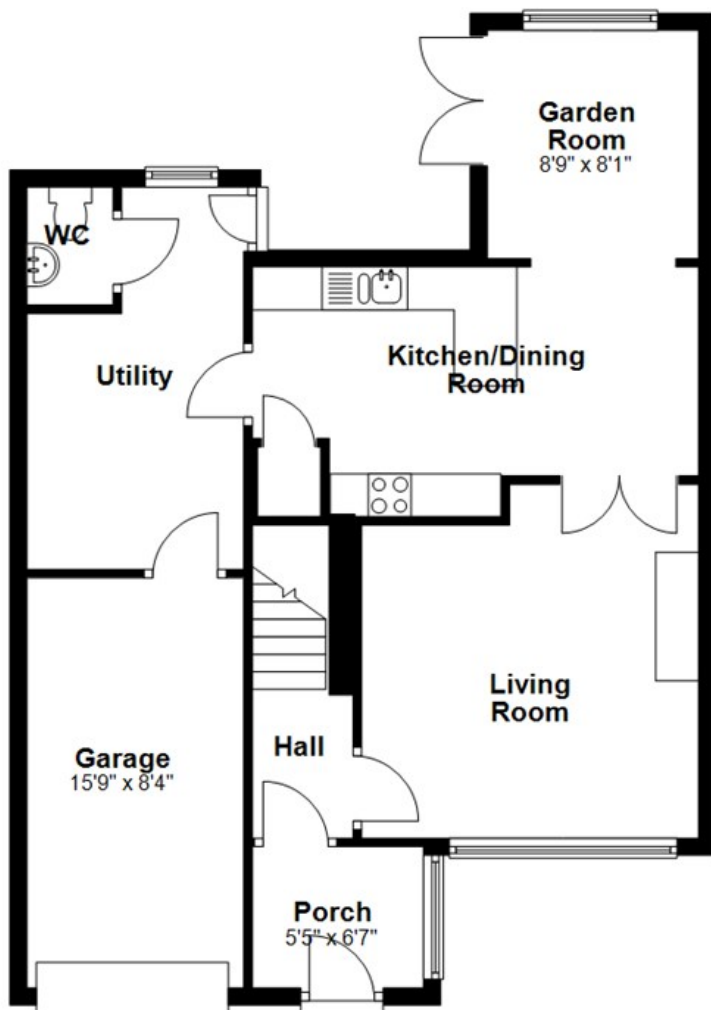




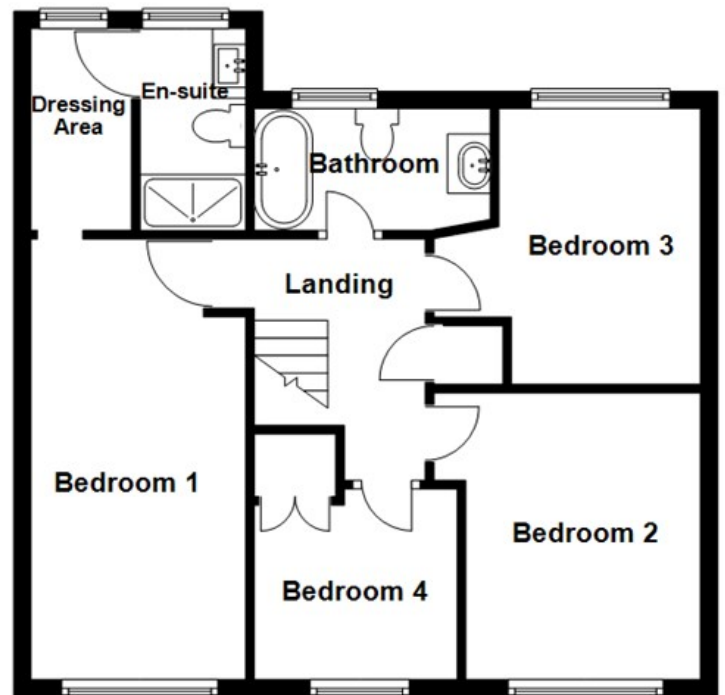


FLOOR PLANS ...

Ground Floor



First Floor



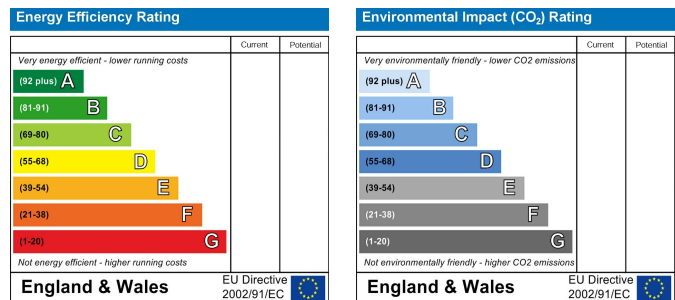
Total area: approx. 1322.9 sq. feet

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, second right into Lythwood Road. Continue along Lythwood Road for some distance, eventually turning right into Lansdowne Road. Continue along Lansdowne Road, taking the fourth turning on the right into Lansdowne Crescent, where the property will be found after a short distance 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:



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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