



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Hollies Drive, Bayston Hill, Shrewsbury, SY3 0NN

**Offers In The Region
Of £320,000**

To view this property please call us on **01743 236 800** Ref: T8052/WM/KQ

A well maintained, three bedroom, semi-detached dormer bungalow residence.

This well maintained, three bedroom, semi-detached dormer bungalow provides well planned accommodation briefly comprising; entrance porch, entrance hall, living room, kitchen/breakfast room, dining room, lean-to conservatory, three bedrooms and bathroom. Garage and parking. Neatly kept gardens. The property benefits from gas fired central heating.

The property occupies an enviable position in this popular village, well placed within reach of local amenities including shops, schools, on a frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

13'7" x 13'8" (4.15m x 4.16m)

Inset electric coal effect fire with brick surround and mantel
Window to the front

KITCHEN / BREAKFAST ROOM

16'2" x 13'8" (4.94m x 4.16m)

Fitted with a range of matching wall and base units
Pantry cupboard and store cupboard

DINING ROOM

9'8" x 13'1" (2.94m x 4.00m)

Door to side of property

Door to:

LEAN-TO CONSERVATORY

Sliding doors to rear garden

Enjoying views over garden and neighbouring fields beyond

BEDROOM 1

14'8" x 10'0" (4.47m x 3.05m)

Built in store cupboard

BEDROOM 2

11'7" x 10'0" (3.53m x 3.05m)

BATHROOM

Panelled bath

Wash hand basin, wc

STAIRCASE rising from entrance hall to:

FIRST FLOOR BEDROOM 3

14'3" x 6'7" (4.34m x 2.00m)

Velux roof light.

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a paved driveway providing parking and access to the single garage. Front garden laid to lawn with well stocked floral and shrubbery borders.

Side gated access to the REAR GARDEN which is laid to lawn with pathways and well stocked shrub beds and borders. Greenhouse. The garden enjoys lovely open countryside views.



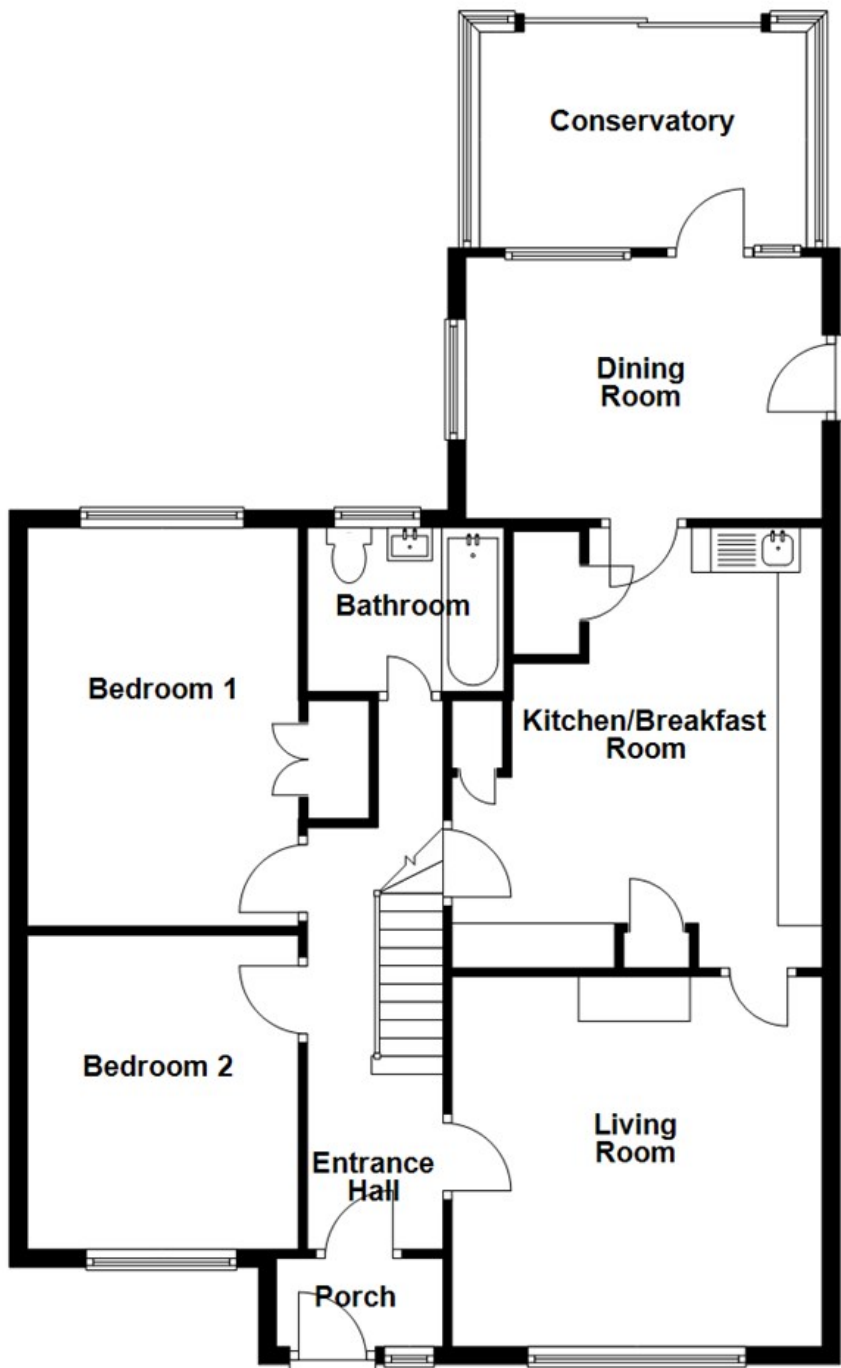




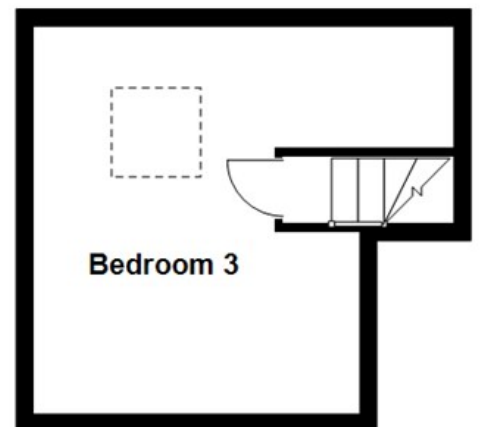


FLOOR PLANS ...

Ground Floor



First Floor



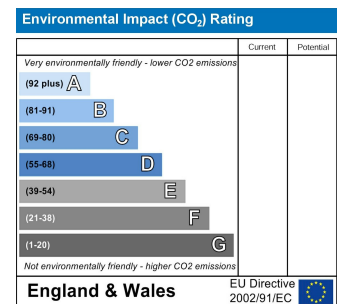
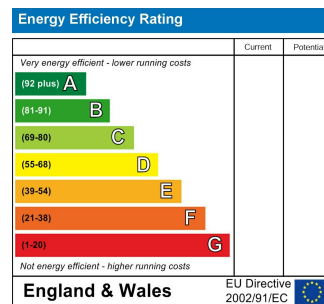
Total area: approx. 1277.7 sq. feet

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 turning right into Lyth Hill Road. Take the second right into Lythwood Road, continuing for a further distance eventually turning right into Lansdowne Road and first right into Hollies Drive, where the property will be found 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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