



The Starlings, Berries Lane, Bayston Hill, Shrewsbury, SY3 0AP

Shrewsbury & Country House Sales

MILLER
EVANS



The Starlings, Berries Lane, Bayston Hill, Shrewsbury, SY3 0AP

£750,000 Freehold

A superior residence set in an elevated position within landscaped terraced gardens with large sun terrace with a swimming pool and unrivalled breath-taking views of the Shropshire Hills.

- Superior and versatile detached property
- Living room opening into dining room
- Fitted kitchen and utility
- Bathroom with two separate shower rooms - each with toilet & wash basin
- Providing a total of five bedrooms
- Two of which are accessed via a separate 'wing' including a fantastic family room
- Game Room / Studio
- The property enjoys unrivalled far reaching views
- Landscaped terraced gardens. Large double garage
- Swimming pool



The Starlings is a distinctive and much loved family home. This bright, light and airy property boasts generous and practical family accommodation incorporating a separate wing which blends seamlessly with the principle accommodation.

The property is well placed within reach of village amenities in Bayston Hill including village school, shops and recreational pursuits. The county town of Shrewsbury is a short distance with many fashionable bars, restaurants, Theatre Severn and railway station. The property is also well placed for access to the M54 link to the West Midlands.

GARDENS

The landscaped gardens are South facing and have been carefully curated to take full advantage of the site and to captivate the amazing views over the surrounding landscape with the Shropshire hills in the distance.







ENTANCE PORCH

ENTRANCE HALL

SHOWER ROOM

Shower cubicle, wash hand basin & wc

LIVING ROOM

15'6" x 15'3"

Opening to:

DINING ROOM

7'9" x 15'3"

KITCHEN

17'5" x 9'0"

UTILITY ROOM

5'0" x 9'0"

INNER HALL

External door.

SHOWER ROOM

Shower cubicle, wash hand basin & wc

FAMILY ROOM

11'2" x 13'2"

Aluminium Bi-fold doors opening onto the superb sun terrace

Windows enjoying far reaching views

Staircase rising to first floor

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

15'5" x 15'1"

Built in wardrobes

Window enjoying far reaching views over neighbouring fields

BEDROOM 2

6'7" x 18'3"

Built in wardrobes

Window enjoying far reaching views over neighbouring fields

BEDROOM 3

7'2" x 12'7"

BATHROOM

Panelled bath

Wash hand basin, wc

STAIRCASE rising from the family room to second landing
area.

BEDROOM 4

11'7" x 10'0"

Window enjoying far reaching views over neighbouring fields

BEDROOM 5

9'3" x 5'8"

GAMES ROOM / HOME OFFICE / STUDIO

15'1" x 12'9"

Aluminium Bi-fold doors to the front enjoying far reaching
views.

LARGE DOUBLE GARAGE



HOW TO GET THERE

The property is best approached out of Shrewsbury along the A49 South, towards Bayston Hill. Continue for some distance, eventually turning left onto Burgs Lane. Take the second left onto Berries Lane, where the property will be found.



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 (CO ₂) 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	

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.

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.

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 with your decision to move.

SERVICES

We understand that the property has mains water & electricity - sewerage via septic tank, heating via oil. Internet access enjoys full fibre broadband

Council Tax Band : F

LOCAL AUTHORITIES

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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