



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 59, Hayfield, Mytton Oak Manor, Shrewsbury,
SY3 5RT**

**Offers in the Region
of £630,000**

To view this property please call us on **01743 236 800** Ref:

The Hayfield is a luxury four-bedroom detached home from our Prestige Collection. Boasting an inviting hallway that leads straight on to the large kitchen/dining/family room, which makes an ideal base for the family to gather. Central to the room are double doors leading out to the private garden, and to the side of the kitchen is a utility with a side entrance.

The living room features beautiful Georgian sash windows and a log-burner, whilst the snug/study is perfect for at-home working or as a little hideaway. The ground floor also includes a WC, as well as an understairs cupboard. The ground floor benefits from underfloor heating with the highest quality of fixtures and fittings throughout.

The Hayfield includes four generously sized bedrooms, all suitable as a double or twin, with bedrooms one and two benefiting from built-in wardrobes and an en-suite in bedroom one. The first floor is completed with a large family bathroom, featuring a vanity unit, towel warmer, rainfall shower and separate bath tub.

The Hayfield also comes with a detached double garage, large driveway and an EV charging point.



FLOOR PLANS



ENTRANCE HALL

CLOAKROOM

SNUG / STUDY

12'2" x 8'9" (3.71m x 2.67m)

LIVING ROOM

15'5" x 12'1" (4.70m x 3.68m)

SUPERB OPEN-PLAN KITCHEN / DINING ROOM / FAMILY RO

32'5" x 10'11" (9.88m x 3.33m)

STAIRCASE rising from entrance hall to FIRST FLOOR
LANDING

BEDROOM 1

12'7" x 12'1" (3.84m x 3.68m)

EN SUTIE SHOWER ROOM

BEDROOM 2

12'2" x 12'0" (3.71m x 3.66m)

BEDROOM 3

12'10" x 8'10" (3.91m x 2.69m)

BEDROOM 4

10'11" x 9'6" (3.33m x 2.90m)

BATHROOM

DETACHED DOUBLE GARAGE



HOW TO FIND THIS PROPERTY



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:

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.

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. Images may have been enhanced.

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones