



12 Castle Road, Bayston Hill, Shrewsbury, SY3 0NF

Shrewsbury & Country House Sales

**MILLER
EVANS**



12 Castle Road, Bayston Hill, Shrewsbury,
SY3 0NF

£425,000

Freehold

- Well presented detached family home
- Living room and snug
- Kitchen/dining room and utility with cloakroom
- Four bedrooms and shower room
- Extensive rear garden with pond
- Ample parking and single garage
- Popular village location close to excellent amenities
- Offered for sale with no upward chain



A well presented four bedroom detached family home offered for sale with no upward chain provides well planned accommodation briefly comprising; entrance hall, living room with feature fireplace and bay window with French doors leading to the kitchen/dining room with a range of matching wall and base units and sliding doors to rear garden, utility room with cloakroom and snug to the ground floor. Four bedrooms and shower room to the first floor. Spacious driveway providing parking and extensive rear garden. The property benefits from gas fired central heating and six solar panels.

Bayston Hill is a well connected village located south of Shrewsbury, offering a great balance of convenience and community living. The village benefits from a range of local amenities including shops, post office, medical facilities, public houses and well regarded schools, making it particularly appealing for families and those seeking day to day practicality. Residents also enjoy access to a variety of recreational facilities, such as sports clubs, playing fields and nearby country walks, with the surrounding Shropshire landscape.







ENTRANCE HALL

SNUG

10'9" x 10'1"

Bow window to the front

LIVING ROOM

13'0" x 16'3"

Bay window to front

Feature fireplace

Double doors opening to:

KITCHEN / DINING ROOM

11'4" x 22'6"

Fitted with a range of matching wall and base units

Breakfast bar

Sliding doors to rear garden

UTILITY ROOM

11'4" x 10'1"

Range of matching wall and base units



CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1

6'7" x 15'10"

BEDROOM 2

11'6" x 10'0"

BEDROOM 3

10'7" x 10'0"

BEDROOM 4

10'7" x 12'3"

SHOWER ROOM

Shower cubicle

Wash hand basin, wc



GARDENS AND GROUNDS

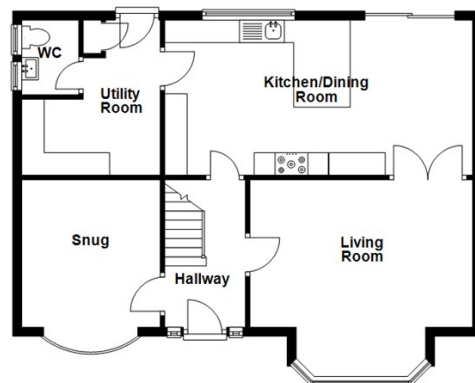
The property is approached over a spacious driveway providing ample parking, flanked by lawned area with floral and shrubbery borders. There is access to a single garage.

Extensive rear garden laid mainly to lawn with feature pond, mature hedging and trees, paved patio area and greenhouse, and stream at the bottom.

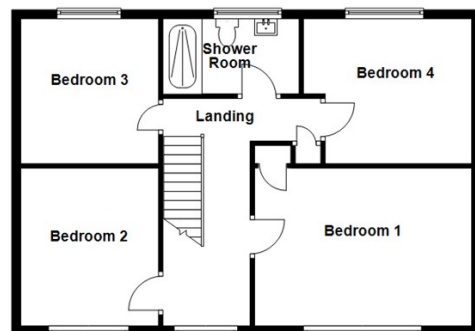
HOW TO GET THERE

When approaching from Shrewsbury proceed along Hereford Road to Dobbies Island. Continue straight over towards Bayston Hill. Turn right onto Lyth Hill Road. Turn immediately right onto Lythwood Road. Turn right onto Castle Road, where the property will be found on the right hand side.

Ground Floor



First Floor



Total area: approx. 1505.4 sq. feet

Illustration For Identification Purposes Only Not To Scale.
Plan produced using PlanUp.

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 mains water, electricity, drainage and natural gas are connected to the property.

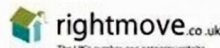
Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER
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FIND OUR PROPERTIES ON:



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