



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**17 Old Coppice, Lyth Hill, Lyth Bank, Shrewsbury,  
SY3 0BP**

**£975,000 Guide  
Price**

To view this property please call us on **01743 236 800** Ref: C7646/WM/KQ

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# An imposing and immaculately presented five bedroom detached dormer bungalow.

This spacious and immaculately presented five bedroom detached dormer bungalow provides well planned and well proportioned versatile accommodation briefly comprising; entrance porch, hallway, kitchen, utility, dining room, lounge, sun room, breakfast room, cinema room/'The Den'. Four bedrooms, bathroom and shower room to the ground floor. Superb master bedroom with large dressing room with walk in wardrobe and bathroom to the first floor. Garage and parking. Beautiful landscaped front and rear gardens. The property benefits from oil fired central heating.

The property occupies a beautiful position in this renowned local beauty spot, with wonderful open views, country walks and equestrian opportunities. Lyth Bank is approximately 6 miles from Shrewsbury town centre, where there are a range of local amenities, high street retailers and independent boutiques, the renowned Quarry Park and Dingle Gardens and Theatre Severn. There are a number of excellent schools in both the private and state sector.



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## INSIDE THE PROPERTY

### LARGE COVERED ENTRANCE PORCH

### ENTRANCE HALL

### HALLWAY

### LOUNGE

14'8" x 21'9" (4.48m x 6.63m)

Spacious room with Inset log burner

Double doors to dining room

Opening to:

### SUN ROOM

Superb glazed room enjoying views over the garden with two sets of double doors to garden

Underfloor heating and ceiling fans

Opening to:

### BREAKFAST ROOM

12'4" x 14'1" (3.77m x 4.30m)

Large picture windows enjoying views over the garden and sliding door to garden.

Double doors to:

### DINING ROOM

18'7" x 11'5" (5.67m x 3.48m)

Window to the side

French doors to Breakfast room and lounge

### KITCHEN

8'11" x 19'5" (2.72m x 5.93m)

Fitted with a range of matching wall and base units

Integrated appliances

Breakfast bar

Window to the front

Side access door

opening to

### UTILITY

6'0" x 15'9" (1.84m x 4.81m)

Fitted with a range of work surfaces with inset sink

Door to garage

Window

### BEDROOM 3

12'1" x 14'11" (3.69m x 4.55m)

### BEDROOM 4

12'1" x 13'0" (3.69m x 3.97m)

### BEDROOM 5

9'5" x 10'10" (2.88m x 3.31m)

Built in store cupboard

### BATHROOM

Corner Spa bath

Wash hand basin, wc

### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

From the Hallway, door leads to:

### THE DEN / CINEMA ROOM / BAR

This room provides an ideal entertaining space with fitted bar

Double doors to garden

Two windows

### BEDROOM 2 / STUDY

14'8" x 17'10" (4.46m x 5.44m)

Sliding doors to garden

Two windows

STAIRCASE rising to FIRST FLOOR LANDING

### MASTER BEDROOM

15'4" x 14'3" (4.67m x 4.34m)

Three Velux roof lights

Large window

### LARGE DRESSING ROOM

11'9" x 18'8" (3.59m x 5.69m)

Range of built in wardrobes

Velux roof lights

Door to:

### WALK IN WARDROBE

Access to:

### LARGE ROOF SPACE

11'9" x 50'11" (3.58m x 15.52m)

Potential to be converted to further accommodation (Subject to any necessary planning consent)

### BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc, bidet

Velux roof light

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is divided from the road by a mature hedge with driveway providing parking and access to the garage.

Beautifully landscaped front garden which is mainly laid to lawn with mature hedging and floral borders and paved pathways. The property sits on around 0.4 acres with access to either side of the property.

Enclosed rear garden laid to lawn with a variety of specimen trees and shrubs, large paved patio areas. Vegetable patches. Garden store shed. Greenhouse. Side log store.

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# FLOOR PLANS ...

Ground Floor



First Floor

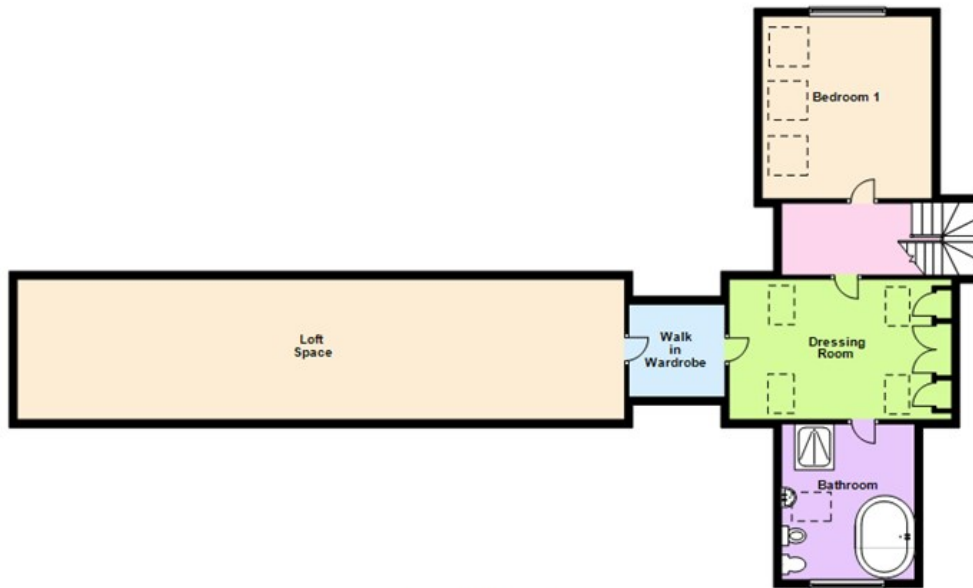
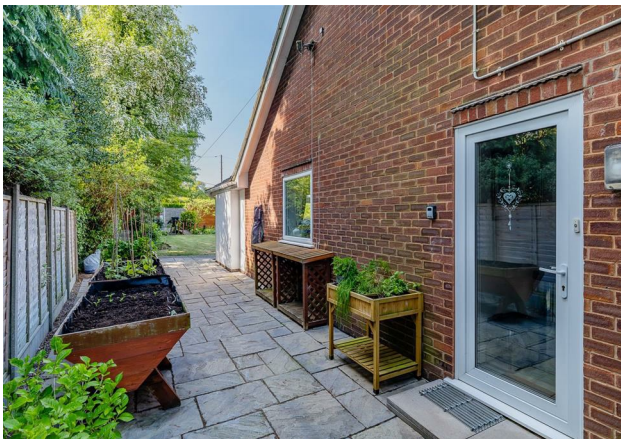
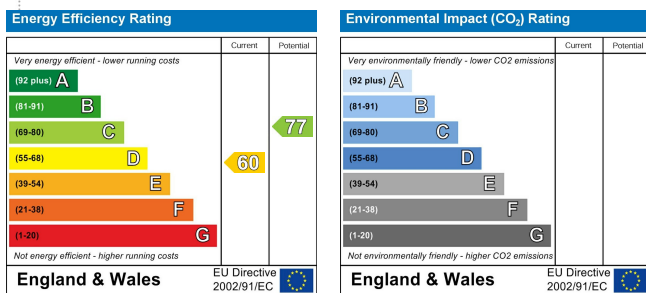


Illustration for Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Longden Road. Proceed through Hook-a-gate and after a short distance, turn left onto Lyth Bank. Continue bearing left onto Lyth Bank and eventually turn left onto Old Coppice where the property will be found on the right hand side.



## SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

## 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: G

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:  

Head Office:  
Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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