



5 Parrys Close, Bayston Hill, Shrewsbury, SY3 0HP

Shrewsbury & Country House Sales

**MILLER
EVANS**



5 Parrys Close, Bayston Hill, Shrewsbury,
SY3 0HP

£400,000

Freehold

- Well appointed detached family home
- Living room opening to dining room
- Kitchen, utility and separate wc
- Master bedroom with en suite shower room
- Three further bedrooms and family bathroom
- Garage and driveway providing parking
- Enclosed landscaped rear garden
- Pleasant cul-de-sac position on popular and convenient location
- No chain



A well appointed detached four bedroom family home offering spacious and versatile accommodation briefly comprising; entrance hall, living room opening into dining room with double doors to the rear garden, kitchen, utility and separate wc. To the first floor is a master bedroom with en suite shower room, three further bedrooms and family bathroom. The property benefits from an integral garage and driveway providing parking, to the rear is a well maintained enclosed rear garden.

The property is situated in a small exclusive cul-de-sac on the fringe of this popular village, well placed within easy reach of Village amenities, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.







ENTRANCE HALL

LIVING ROOM

16'5" x 10'8"

DINING ROOM

10'2" x 9'0"

KITCHEN

11'2" x 10'2"

UTILITY ROOM

Door to garden

SEPARATE WC

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM

15'5" x 11'2"

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, wc



BEDROOM 2
14'1" x 8'2"
Built in wardrobes

BEDROOM 3
11'2" x 7'9"

BEDROOM 4
11'6" x 8'2"
Built in wardrobes

BATHROOM
Panelled bath, wash hand basin, wc

GARDENS AND GROUNDS

INTEGRAL GARAGE

The property is approached over tarmacadam driveway providing parking and access to the garage and reception area, flanked by lawn with well stocked shrub beds and borders.

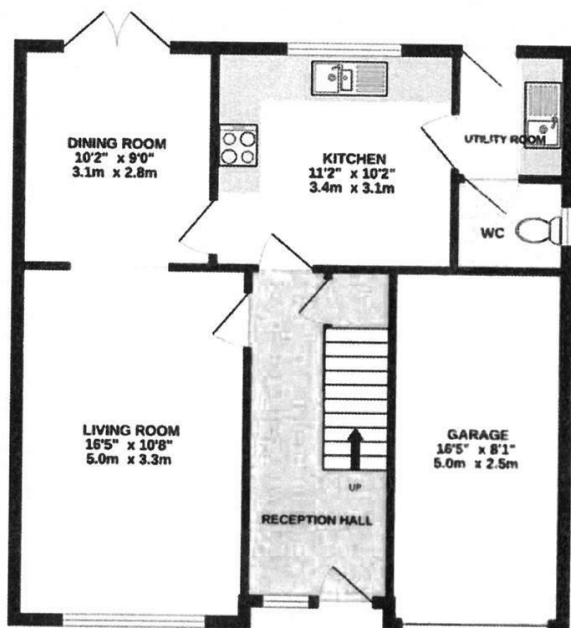
Good sized enclosed rear garden laid mainly to lawn with a large paved patio area with a retractable awning, providing ideal seating/entertaining space.



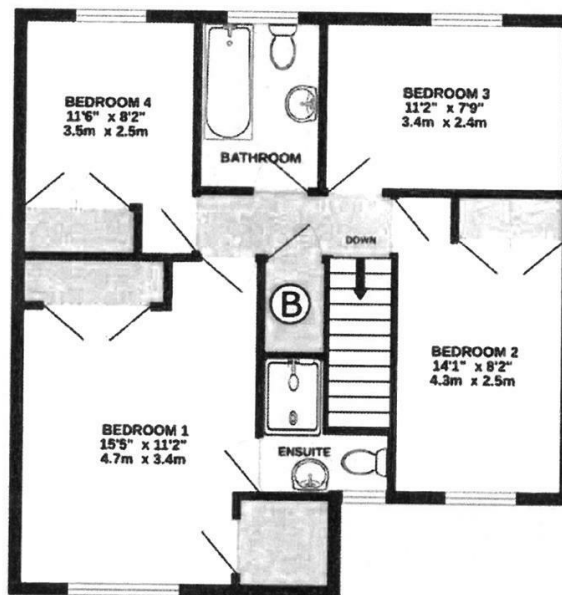
HOW TO GET THERE

The property is best approached out of Shrewsbury on the A49 South towards Bayston Hill and before reaching Dobbies Island, turn right into Pulley Lane. Continue to the mini-island, turning right into Gorse Lane and after some distance, turn left into Parrys Close, where the property will be found.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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. This property may be subject to additional management charges.

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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

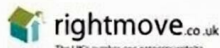
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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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