



28 Christchurch Drive, Bayston Hill, Shrewsbury, SY3 0PT

Shrewsbury & Country House Sales

**MILLER
EVANS**



28 Christchurch Drive, Bayston Hill, Shrewsbury,
SY3 0PT

£320,000

Freehold

- Immaculately presented, spacious semi-detached house
- Much improved and extended accommodation
- Three bedrooms and bathroom
- Living room, kitchen,
- Dining room, snug/family room and cloakroom
- Driveway providing parking
- Enclosed landscaped rear garden
- Pleasant village position close to excellent amenities



An immaculately presented and much improved three bedroom semi-detached family home offering spacious well appointed accommodation briefly comprising; entrance porch, living room, kitchen, snug/family room with sliding doors to rear garden, cloakroom and dining room. To the first floor are three bedrooms and newly fitted bathroom. Driveway providing parking and beautifully maintained rear garden. The property benefits from gas fired central heating and double glazing.

The property is pleasantly situated in the popular village of Bayston Hill within easy reach of local amenities, including shops, schools and medical practice and on a frequent bus service to Shrewsbury town centre and the Shrewsbury by-pass with M54 link to the West Midlands Bayston Hill provides a convenient and well connected location, while retaining a friendly village atmosphere.







ENTRANCE PORCH
5'0" x 5'10"

LIVING ROOM
12'1" x 17'5"
Feature fireplace

KITCHEN
10'11" x 17'5"
Range of matching wall and base units and Pantry cupboard.

SNUG / FAMILY ROOM
11'10" x 9'1"
Sliding doors to rear garden.

CLOAKROOM
3'0" x 5'5"
Wash hand basin, wc

DINING ROOM
15'2" x 9'1"

STAIRCASE rising from the living room to **FIRST FLOOR LANDING** with two storage cupboards.



BEDROOM 1
11'0" x 10'1"
Built in wardrobe

BEDROOM 2
9'9" x 12'7"
Built in wardrobe

BEDROOM 3
6'9" x 7'0"

BATHROOM
5'10" x 7'4"
Panelled bath with shower over, wash hand basin, wc

GARDENS AND GROUNDS

The property is approached over driveway providing parking, flanked by front garden laid to lawn.

Enclosed south west facing, beautifully maintained rear garden with decked terrace providing ideal seating/entertaining area, brick retaining wall with wooden trellising and steps leading to a lawned area, further steps leading to a gravelled area, providing additional seating area with well stocked flower borders.



HOW TO GET THERE

When approaching from Shrewsbury proceed along the A49 south towards Bayston Hill. Turn right into Lyth Hill Road. Take the second right onto Lythwood Road and after a short distance, turn left onto Glebe Road. Turn right onto Christchurch Drive, where the property will be found on the left hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(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.

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

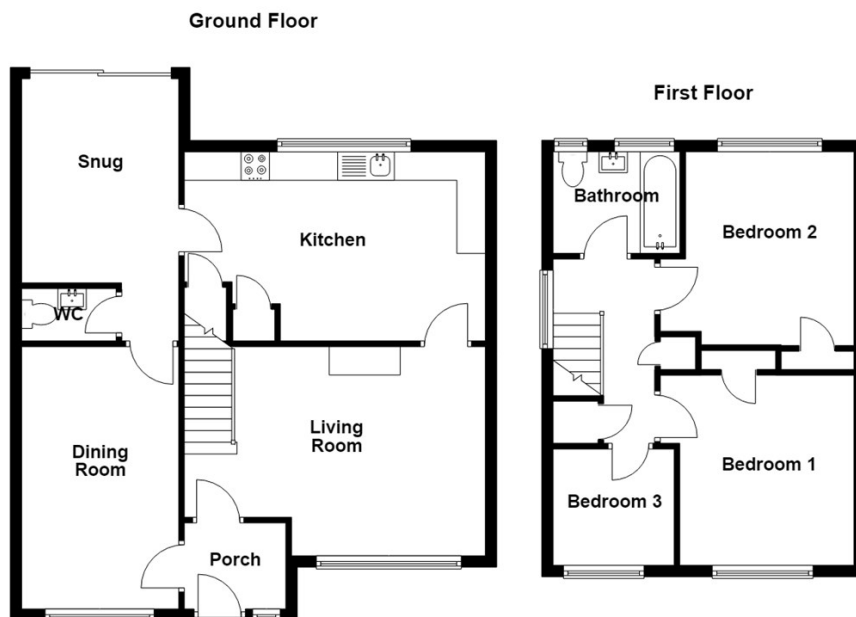
We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : C

LOCAL AUTHORITIES

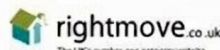
Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

**MILLER
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Total area: approx. 1126.4 sq. feet

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