



7 Lodge Crescent, Bayston Hill, Shrewsbury, SY3 0DT

Shrewsbury & Country House Sales

MILLER
EVANS

7 Lodge Crescent, Bayston Hill, Shrewsbury, SY3 0DT

£300,000

Freehold

- Well proportioned detached bungalow with comfortable accommodation
- Two bedrooms and shower room
- Lounge, breakfast kitchen, rear porch and conservatory
- Garage and driveway providing parking
- Enclosed well established rear garden
- • Pleasant end-of-cul-de-sac position on the fringe of popular Bayston Hill, close to village amenities.



Situated in a pleasant end-of-cul-de-sac position on the fringe of the popular village of Bayston Hill, this well-presented two-bedroom detached bungalow offers comfortable accommodation and is conveniently located for local village amenities.

The bungalow provides well planned accommodation comprising an entrance hall, lounge, kitchen/diner, two bedrooms and a shower room. The property benefits from gas-fired central heating and double glazing. Garage and driveway providing parking. Attractive enclosed rear garden.

The property is also well placed for easy travelling into the county town of Shrewsbury, which offers an excellent range of individual shops, restaurants and leisure facilities, including The Severn Theatre and The Quarry Park. The renowned Dingle Gardens and Shrewsbury Railway Station are also within easy reach.

Overall, this is a conveniently situated detached bungalow offering comfortable accommodation, established gardens and excellent access to both village and town amenities.



ENTRANCE HALL
14'6" x 4'9"

LOUNGE
12'7" x 14'2"

KITCHEN / BREAKFAST ROOM
10'9" x 13'10"

REAR PORCH
5'8" x 5'5"

CONSERVATORY
9'11" x 7'7"

BEDROOM 1
11'11" x 13'3"

BEDROOM 2
10'1" x 9'4"

SHOWER ROOM
6'0" x 6'7"

GARDENS AND GROUNDS

The property is approached over a driveway providing parking and access to the garage. Front garden laid to lawn with well stocked shrub borders.

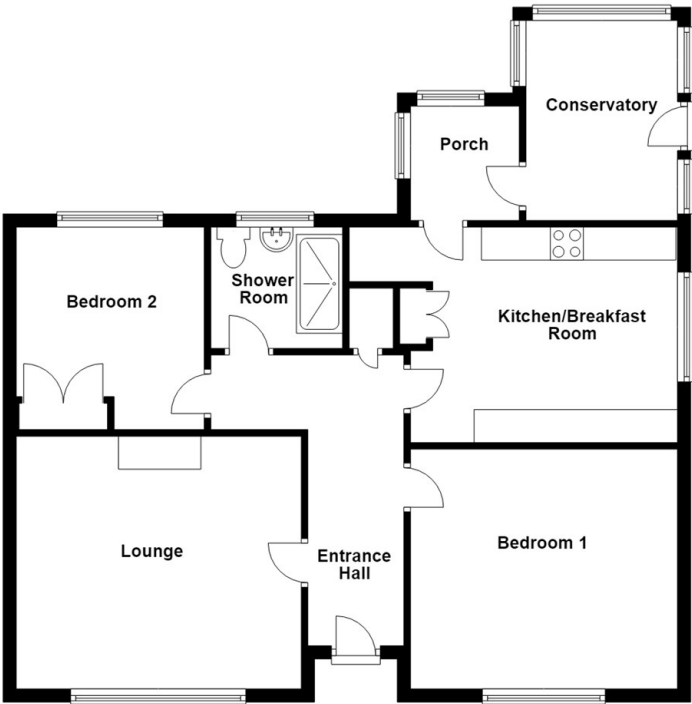
Well established rear garden laid to lawn with paved and gravelled area providing ideal seating. The garden is enclosed by mature hedging affording great amount of privacy.



HOW TO GET THERE

From Shrewsbury, take the A49 south towards Bayston Hill. Turn right onto Lyth Hill Road and, after a short distance, turn right into Lodge Crescent. Continue along Lodge Crescent, where the bungalow will be found at the end of the cul-de-sac.

Ground Floor



Total area: approx. 855.6 sq. feet

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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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. Some images may have been enhanced. This property may be subject to additional management service 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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 01456 678 900



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Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
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