

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
12'2" 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







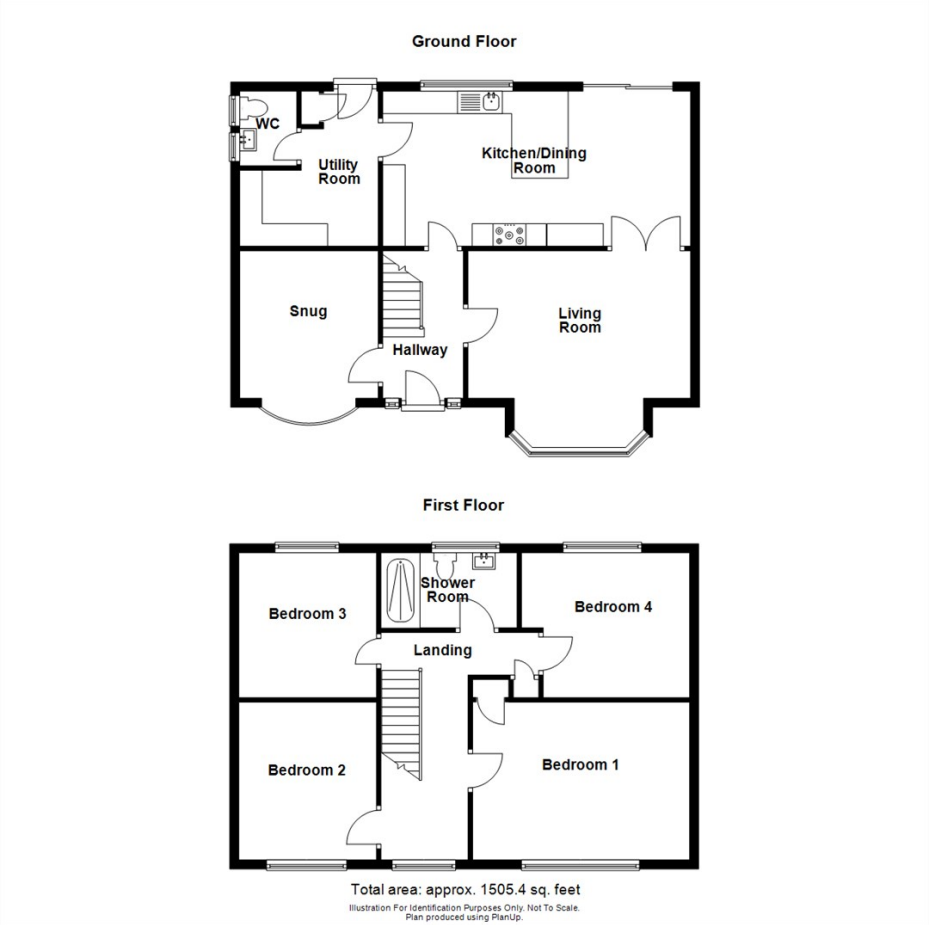
GARDENS AND GROUNDS

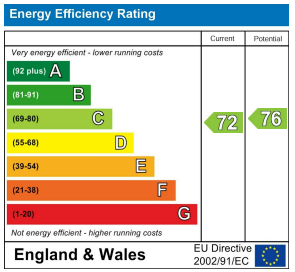
The property is approached over a spacious driveway providing ample parking, flanked by lawned area with floral and shrubbery borders. There is access to a single garage.

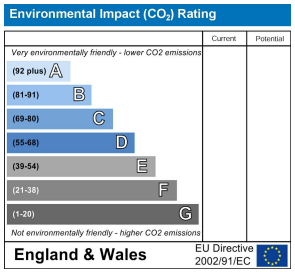
Extensive rear garden laid mainly to lawn with feature pond, mature hedging and trees, paved patio area and greenhouse, and stream at the bottom.

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.







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.

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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, Abbey Foregate, Shrewsbury SY1 6ND

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Tel: 01743 236800

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4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
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