

12 Barnyard Close, Westbury, Shrewsbury, SY5 9DF

Shrewsbury & Country House Sales

MILLER EVANS



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£425,000 Freehold

- Well presented, four bedroom detached family home
- Entrance hall, cloakroom, living room, conservatory, dining room, kitchen/breakfast room, utility, and study
- Master bedroom with en-suite shower room
- Three further double bedrooms and large family bathroom
- Double garage and generous driveway with ample parking
- Enclosed rear garden with patio area
- Convenient village location, close to excellent amenities and transport links
- *NO UPWARD CHAIN*





A substantial 4-bedroom detached family home enjoying a generous plot and providing spacious, well-planned accommodation throughout and complemented by ample off-road parking and a detached double garage.

This spacious and imposing detached family home, briefly comprises: entrance hall, cloakroom, living room with inglenook fireplace and large window to the front, double doors through to the dining room, spacious kitchen fitted with a range of matching wall and base units and integrated appliances, and access to utility room, large conservatory with panoramic views of the garden, and study. To the first floor, main bedroom with tiled en-suite shower room, three further double bedrooms, family bathroom, tiled with bath and shower cubicle. The property benefits from a spacious plot, ample parking and gas fired central heating.

The property enjoys an appealing position in the heart of this well-regarded village, which offers a variety of local amenities including a school, church, public house and regular bus services providing access to the nearby town centre. The village is also conveniently located for the Shrewsbury bypass, offering onward connections to the M54 and West Midlands.















ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

STUDY
9'10" x 9'2"

LIVING ROOM
19'8" x 13'2"
Double doors to:

DINING ROOM
10'6" x 13'2"
Sliding doors to:

CONSERVATORY
14'2" x 13'9"

KITCHEN / BREAKFAST ROOM
10'6" x 15'1"

UTILITY
Door to garden.

Staircase rising from the entrance hall to First Floor Landing.

BEDROOM 1
10'10" x 15'9"

EN SUITE SHOWER ROOM
Shower cubicle, wash hand basin, wc

BEDROOM 2
12'6" x 10'6"

BEDROOM 3
12'6" x 9'5"

BEDROOM 4
8'4" x 9'5"

BATHROOM
Corner panelled bath, corner shower cubicle, wash hand basin, wc

GARDENS AND GROUNDS

DOUBLE GARAGE

The property enjoys attractive gardens to both the front and rear, with the private landscaped rear garden predominantly laid to lawn and complemented by a generous paved sun terrace, well-stocked planted borders and convenient side access. To the front, a gated driveway provides ample off-road parking for at least four vehicles, alongside additional lawned gardens and a detached double garage.









HOW TO GET THERE

The property is best approached out of Shrewsbury on the A488 Montgomery Road passing through the villages of Nox and Yockleton. On entering Westbury turn right onto Barnyard Close and the property will be found immediately on the right hand side.



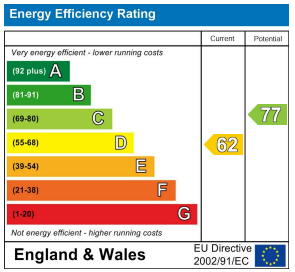
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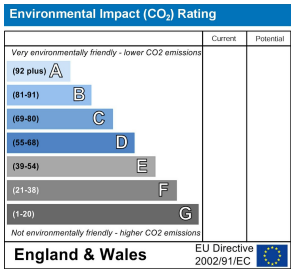
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IMPORTANT NOTICE

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 : E

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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