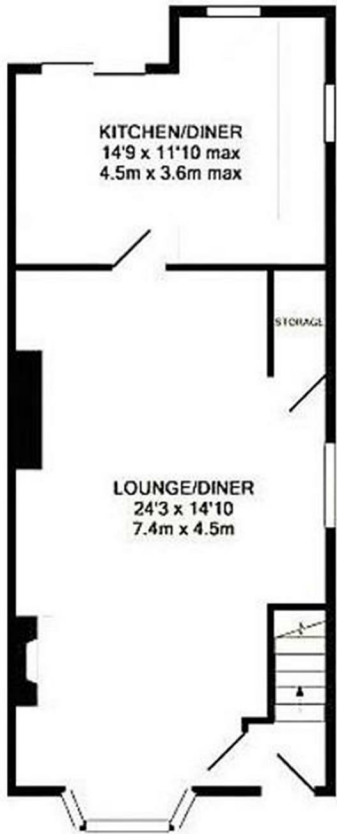


FOR SALE

39 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0LY



GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ. FT.
(47.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 356 SQ. FT.
(32.9 SQ. M.)
TOTAL APPROX. FLOOR AREA 874 SQ. FT. (80.7 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2019)



FOR SALE

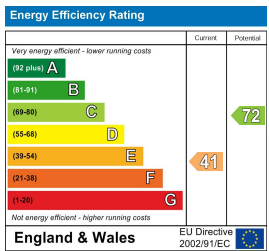
Offers in the region of £240,000

39 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0LY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and generously proportioned mature semi detached house, set with driveway parking and large gardens in this desirable village locality.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Close to amenities.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- Generously proportioned
- Re-fitted bathroom
- Driveway parking
- Generous gardens
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre, proceed to the Dobbies bypass roundabout and continue south along the A49 in the direction of Bayston Hill and Church Stretton. Proceed into Bayston Hill, taking the right turn onto Lyth Hill road, followed by the second right turn onto Lythwood Road. Continue along and the property will be identified on the left hand side by a Halls for sale board.

SITUATION
The property is most conveniently positioned, with amenities being only a short distance away including a selection of shops, whilst Shrewsbury town centre is within easy reach. Commuters will find excellent road links to the A5, which continues round to the north and Chester, or heading east towards the M54 and Midlands conurbations.

DESCRIPTION
39 Lythwood Road is an appealing mature semi detached house, which offers generously proportioned accommodation throughout. The ground floor boasts a spacious open plan lounge diner, with an attractively fitted breakfast kitchen to the rear, with double doors leading out to the rear gardens. To the first floor, there are two well proportioned bedrooms and the bathroom, which has been re-fitted to provide a modern suite. Outside, there is driveway parking for numerous vehicles to the front. The gardens are predominantly located to the rear, and these offer patio seating areas, together with flowing lawns.

ACCOMODATION
Covered entrance with panelled part glazed door into;

ENTRANCE HALL
With staircase to first floor and door leading to;

OPEN-PLAN LOUNGE/DINER
With brick and tile fireplace with open grate, bay window and built in storage cupboard and glazed door to;

BREAKFAST KITCHEN
Providing a range of eye level based cupboards and drawers with generous work surface area, incorporating a stainless steel sink unit and drainage with mixed taps. Twin eye level glass fronted display cupboards, part tiled walls, eye level cupboard housing the Worcester gas fired central heating boiler, space in connection for an electric cooker, space for fridge/freezer, space and plumbing for washing machine. Twin glazed french doors with full length side panels leading out to generous rear gardens.

FIRST FLOOR LANDING

BEDROOM ONE
With built in wardrobe and window with far reaching views towards Haughmond Hill.

BEDROOM TWO
With access to loft space and attractive aspect over rear garden.

BATHROOM
Providing a modern white suite, comprising low level WC, wash hand basin with vanity unit with storage cupboards underneath. P shaped panelled bath with mains fed shower over with drench head and additional feeder shower attachment, fully tiled walls, splash screen, ceiling downlighters, wall-mounted heated towel rail and extractor fan.

OUTSIDE
The property is approached over a generous tarmac driveway, which provides ample parking for circa two/three vehicles. Pedestrian access is obtained down the side of the property over a gravelled and part flagged pathway leading to the rear.

THE GARDENS
To the front the gardens offer purpose raised herbaceous shrubby beds and borders containing plants. The majority of the gardens are located to the rear and these are especially generous in size offering a flagged sun terrace entertaining area with further room for potted plants. Steps then rise to generous flowing lawns flanked by abundantly stocked herbaceous borders. It should be noted that the rear gardens benefit from a Southerly facing aspect.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.