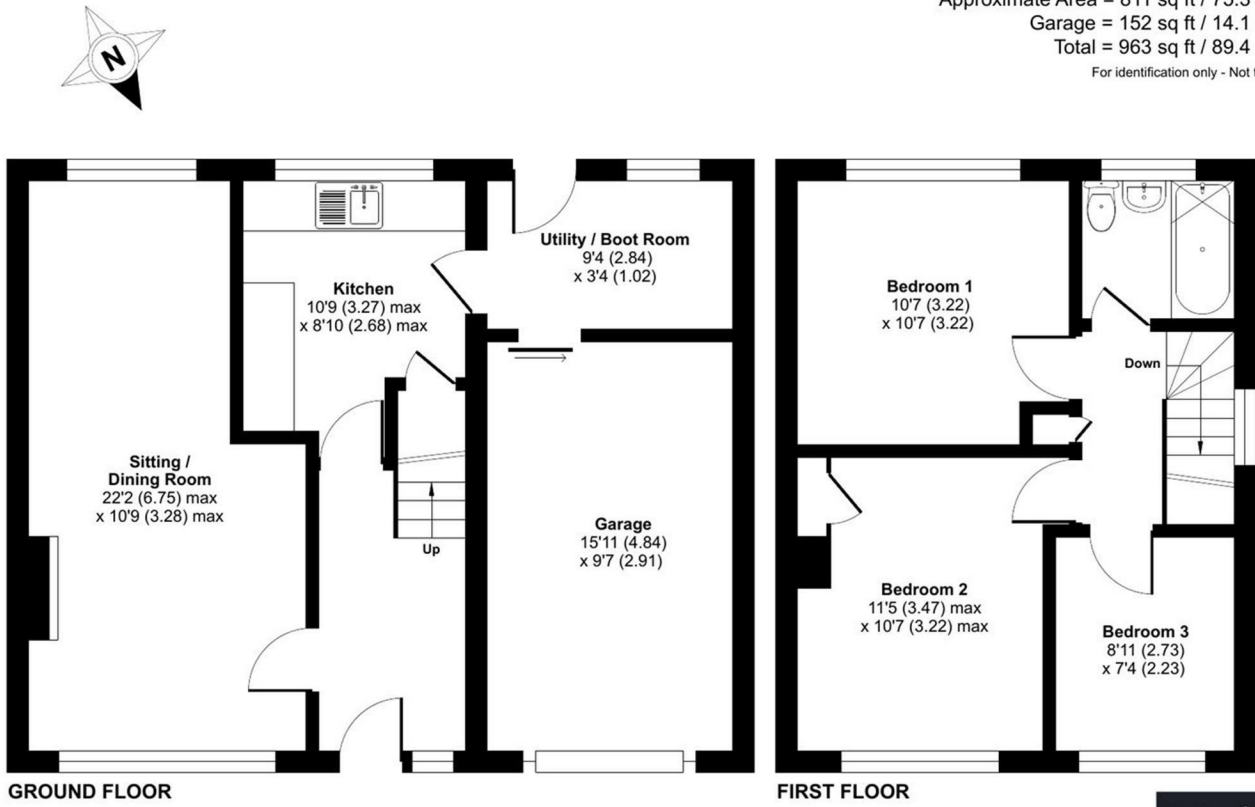


FOR SALE

113 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NZ



Approximate Area = 811 sq ft / 75.3 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 963 sq ft / 89.4 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1355149



FOR SALE

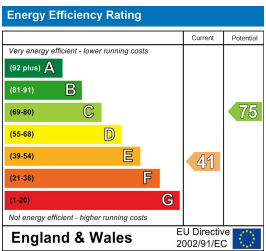
Offers in the region of £215,000

113 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NZ

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 semi detached house in need of modernisation and improvement, set with garaging and generous gardens in this popular village location.




01743 236444

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




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Close to village amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- Well proportioned rooms
- Requiring modernisation and improvement
- Driveway parking and garage
- 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 tot he north and Chester, or heading east towards the M54 and Midlands conurbations.

DESCRIPTION
Located in a popular village setting, this three-bedroom semi-detached home offers an exciting opportunity for renovation and improvement.

The ground floor comprises a spacious living room, separate dining room, kitchen, and a useful utility/boot room. Upstairs, the first floor provides three bedrooms and a family bathroom.

Outside, a gated entrance leads to driveway parking and a garage. The gardens are attractively landscaped, with the rear garden being particularly generous in size. It features flowing lawns, well-stocked borders, and a variety of mature specimen trees. Enjoying a desirable south-westerly aspect, the rear garden offers a perfect setting for afternoon and evening sun.

A fantastic project for buyers seeking to create a home tailored to their own taste, in a well-regarded village location.

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.

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

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

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