



Roger
Parry
& Partners

42 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3
0EX



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Offers In The Region Of £265,000

A deceptively spacious two-bedroom mid terrace mature property which has been redecorated throughout. Providing generous accommodation briefly comprising: entrance hall, large sitting room, dining room, good sized kitchen, downstairs cloakroom/WC. Upstairs there are two good sized double bedrooms and a family bathroom. The property has the benefit of gas central heating, double glazing and pleasantly enclosed gardens to the rear. In addition, there is extensive off-road parking to the front of the property for up to four cars. Further brick-built garage situated to the rear of the property which has access into the rear garden. The property is located on one of the villages most desirable streets. Bayston Hill has extensive amenities including schools and a parade of shops. Early inspection is recommended.



Entrance Hall

With radiator, staircase leading to first floor, glazed and wooden door leading to:

Sitting Room

16'10 x 12'0 (5.13m x 3.66m)

With two radiators, three central light points, ample power points, coving to ceiling, telephone point, TV aerial socket, uPVC double glazed bay window to the front.

Dining Room

11'10 x 8'8 (3.61m x 2.64m)

With radiator, range of recessed spotlights, coving to ceiling and large walk-in cupboard, with shelving and lighting point.

Small Inner Lobby

With lighting points and ceramic tiled flooring, leading through to:

Downstairs Cloakroom

With white suite comprising: WC, wall mounted hand basin, tiled splash, radiator, ceramic tiled flooring, extractor fan and lighting point.

Kitchen/ Breakfast Room:

13'4 x 10 (4.06m x 3.05m)

With range of modern units comprising: one and a quarter stainless steel unit set into laminate work effect laminate worksurface extending to three wall sections, with range of cupboards and drawers under, built in Rangemaster leisure cooking range, with five ring gas hob and further double electric hob unit alongside, double oven, grill and warming tray, stainless steel extractor hood and tiled splash above, range of eye level cupboards to one wall, matching worksurface to adjacent wall with space and plumbing set for washing machine and tumble drier, full length larder unit set to one corner with space for upright fridge/ freezer alongside, ceramic tiled flooring, radiator, range of recessed spot lights, wall mounted gas fired boiler supply, supplying domestic hot water and central heating, tiled sill to large uPVC double glazed window overlooking private rear gardens with service door alongside.

Landing

With central light point and double power point giving access to bedroom accommodation comprising:

Bedroom One

12'1 x 12'1 (3.68m x 3.68m)

With radiator, power and lighting points, TV aerial socket, telephone socket, large uPVC double glazed window to the front, door to walk in storage cupboard with range of shelving, lighting points and further double-glazed window to the front.

Bedroom Two

12'0 x 8'7 (3.66m x 2.62m)

With radiator, power and lighting points, access to roof space, double glazed window to the rear overlooking gardens.

Bathroom

Fitted with white suite comprising: one panelled bath with fitted shower attachment and glazed constantia folding screen, pedestal wash basin with mirror above and WC, radiator, micro tiled effect vinyl floor covering, fully tiled to bath and wash basin areas, central light point, uPVC double glazed opaque glass window to the rear.

Outside

The property is approached off Lyth Hill Road onto large brick paved forecourt, providing off road parking for up to four cars, gravelled areas set to either side and enclosed by close board fencing. Further vehicular access is situated off Clarkfield's leading on to small brick paved area leading to brick built garage. From kitchen door out onto large, paved sun patio area extending across the width of the property with lawn extending. Central paved pathway leading to garage service door, with flower and shrub borders set to either side, outside light and outside water tap, rear gardens are enclosed by close board fencing.

Garage

With up and over door, concrete floor, service door to the side and outside light to the front.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 1000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

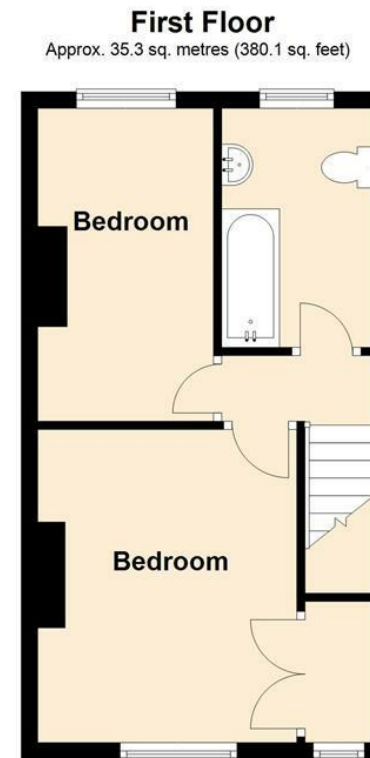
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 82.1 sq. metres (884.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Local Authority: Shropshire council

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A49 south, continue over the bypass, on reaching Bayston Hill village, turn right onto Lyth Hill Road, continue up the road and number 42 is situated on the right-hand side indicated by the sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.