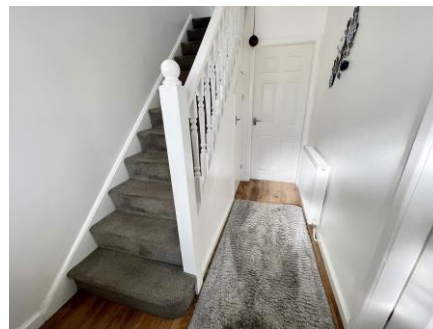




78 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0NL

£264,500

This well maintained larger style 3 bedroom semi detached house enjoys a spacious, private corner plot. Close to excellent amenities, accommodation includes: Entrance Hall, Living Room, Dining Room, Generous Sized Kitchen, Conservatory, Ground Floor WC, 3 Excellent Bedrooms, 4 Piece Bathroom, GCH, DG, Ample Driveway Parking.
Popular Village Location Just To The South Of Shrewsbury.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched roof storm porch, double glazed entrance door.

Entrance Hall 10' 7" x 5' 11" (3.22m x 1.80m)
Wood style laminate flooring, radiator, double glazed window to the front, useful under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 16' 2" x 10' 7" (4.92m x 3.22m)
Large double glazed window to the front, double radiator, wide opening to

Dining Room 10' 0" x 8' 11" (3.05m x 2.72m)
Radiator, double glazed window overlooking rear garden.

Kitchen 13' 2" x 10' 0" (4.01m x 3.05m)
Fitted with white gloss fronted units, laminated work tops, inset enamel sink unit, tiled surround to work areas, integrated electric oven and 4 ring gas hob, matching breakfast bar, radiator, double glazed side and rear windows.

Conservatory
Tiled flooring, double glazed windows overlook garden, double glazed door to the front.

Downstairs WC
White 2 piece suite providing wash basin with cupboard beneath, WC.

First Floor Landing
Double glazed side window, access to roof space.

Bedroom 1 11' 9" x 10' 7" (3.58m x 3.22m)
Radiator, double glazed window to the front.

Bedroom 2 12' 5" x 10' 0" (3.78m x 3.05m)
Radiator, double glazed window to the rear, built in wardrobe.

Bedroom 3 11' 0" x 7' 8" (3.35m x 2.34m)
Another good size room with radiator, double glazed window to the front, fitted wardrobes.

Bathroom 8' 0" x 6' 8" (2.44m x 2.03m)
Fitted with white 4 piece suite including large tiled shower cubicle with drench shower head, wash basin set to vanity unit, WC, bath, heated towel rail, half tiled walls, double glazed window to the rear, cupboard housing Valiant gas fired central heating boiler.

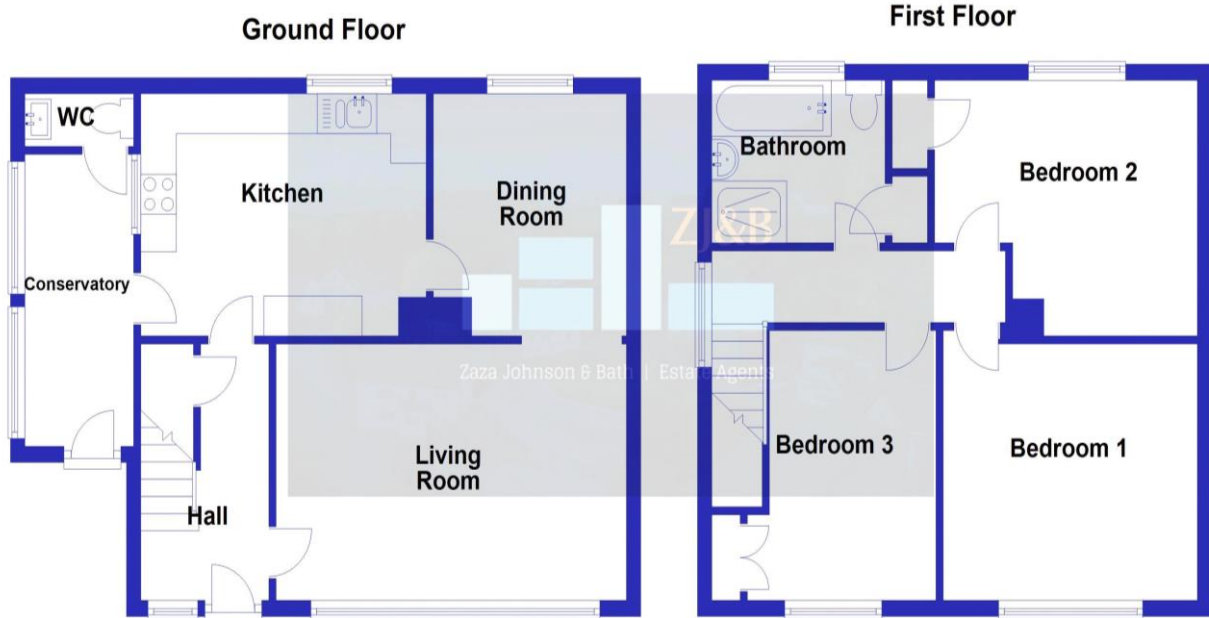
Outside - Front
The property is approached over a driveway with gravel forecourt providing additional parking. Selection of shrubs set to boundary, ornamental trees, external lighting point

Rear Garden
An exceptionally large rear garden enjoy privacy being enclosed by high level hedging and fencing. Paved patio with gravel seating area along side leads on to a large area of lawn with 2 apple trees. Raised gravel bed to one corner, pathway leads to a further area of lawn and large timber shed.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
Plan produced using PlanUp.

78 Lythwood Road, Bayston Hill

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

78 Lythwood Road Bayston Hill SHREWSBURY SY3 0NL	Energy rating A	Valid until: 19 December 2033 Certificate number: 0390-4312-0222-5392-3273
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Property type: Semi-detached house
Total floor area: 90 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is A. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
82+	A	81 A	84 A
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage