



1 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LU

£350,000

An attractive 3 bedroom double fronted, semi detached period property situated in this popular location with excellent local amenities and road links. Accommodation includes Entrance Hall, Living Room, Sitting Room, Kitchen/Dining Room, Cloakroom, Rear Lobby, 3 Bedrooms, En-suite Shower Room and Family Bathroom, GCH, Gravelled Driveway, Good Sized Garden. Internal Viewing Essential.



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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

Period stained wooden entrance door with decorative window above to

Entrance Hall

Period floor tiled, under stairs storage cupboard with shelves, double doors to Kitchen/Dining Room, staircase with half landing leads to First Floor Landing.

Living Room 15' 0' into bay x 10' 10" (4.57m x 3.30m)

Walk in bay sash window to the front, sash window to the side both with fitted shutters, period fireplace with wooden surround, radiator.

Sitting Room 12' 10" x 10' 11" (3.91m x 3.32m)

Sash window to the front with fitted shutters, radiator, telephone point, period fireplace with wooden surround.

Impressive Kitchen/Dining Room 18' 11" x 9' 3" (5.76m x 2.82m)

Extensive range of white gloss units, integrated dishwasher with matching fascia, electric oven with 4 ring hob contemporary extractor hood above, work tops with inset sink and drainer, space for further appliances, double glazed sash window overlooks rear garden, double glazed skylight provides excellent additional lighting, contemporary radiator, double glazed french doors lead to rear garden. Door to re-fitted Cloakroom, door to

Rear Lobby 5' 10" x 4' 11" (1.78m x 1.50m)

With window and part glazed door to the rear, tiled flooring.

Cloakroom/WC

Contemporary suite with wall mounted wash basin, WC with concealed cistern, square heated chrome towel rail, roof light provides excellent natural lighting, wall mounted Worcester gas fired central heating boiler, plumbing for washing machine, space for tumble dryer.

Half Landing

Access to Bedroom 3 and Bathroom.

First Floor Landing

Glazed sash window with shutter enjoying fine views towards the town, doors to Bedrooms 1 and 2. There is excellent potential to extend into the attic space to provide extra bedrooms with open views to the front (subject to relevant planning consent/building regulations).

Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m)

Sash window with fitted shutters and views across to the town centre with St Chads and church spires in the backdrop. Further sash window with shutters to the side, radiator, door to

En Suite Shower Room

Contemporary 3 piece suite including corner shower cubicle with curved screen, wall mounted drench shower and hand held shower attachment, wall mounted wash basin, WC, square wall mounted chrome style towel rail, extractor fan.

Bedroom 2 12' 10" x 10' 11" (3.91m x 3.32m)

Sash window with fitted shutter to the front, radiator.

Bedroom 3 7' 11" x 6' 7" (2.41m x 2.01m)

Sash window overlooking rear garden, radiator, loft access.

Bathroom

Contemporary white suite including bath with wall mounted, mains, drench shower with hand held attachment and screen, WC, wash basin, sash window to the rear, square wall mounted chrome style towel rail.

Outside - Front

Feature wrought iron roller gates with recess lighting and pedestrian gate lead on to gravel driveway offering ample parking space, pathway leads to entrance door. Front garden offers areas of gravel with shrubs, brick wall screen, gated side access to rear garden.

Rear Garden

Good size south facing rear garden approached onto paved patio with the majority of the garden laid to lawn with variety of beds and borders, paved pathway to the side gives access to garden shed, external lighting point, external water tap.

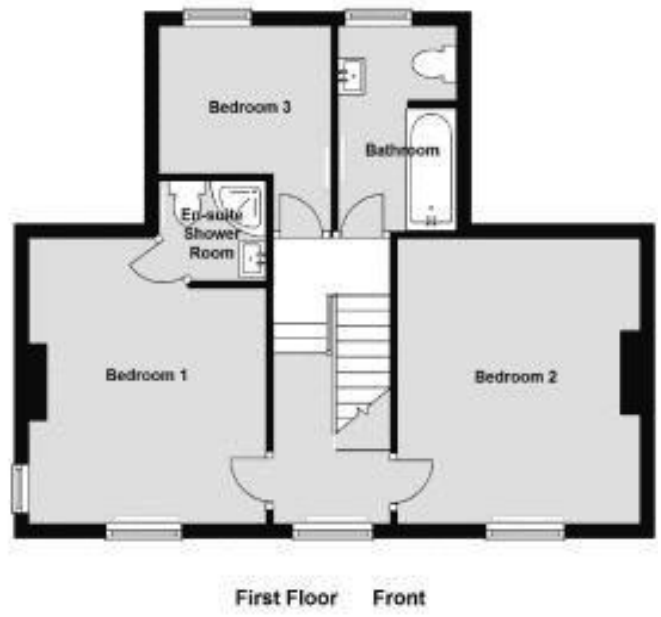
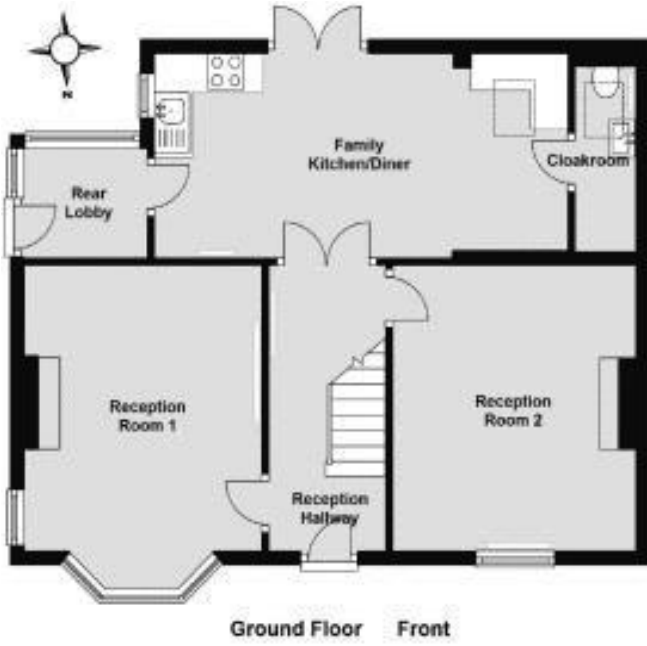
Garden WC

With low level flush WC, quarry tile floor.

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**



FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

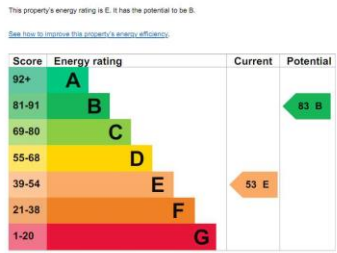
1, Llynwood Road Bridport Hill Bridport Dorset DT9 9LU	Energy rating E	Valid until: 4 August 2024
		Certificate number: 0658-8953-7248-1144-0990

Property type	Semi-detached house
Total floor area	100 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/government/guidance/energy-ratings-for-rental-properties) <https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties>

Energy rating and score



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



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