



86 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0EZ
Asking Price £200,000



## 86 Lyth Hill Road

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- \*\*Cash Buyers Only\*\*
- Spacious Reception Rooms
- Two Car Driveway
- Two Generous Sized Double Bedrooms Sought After Location
- Gas Central Heating

- Well Presented Two Bedroom Home
- Extensive Rear Garden
- Wet Room
- EPC Rating D

Samuel Wood is delighted to offer for sale this attractive two bedroom property on Lyth Hill Road in Bayston Hill. Combining spacious living, character, all complemented by an extensive plot including large garden and multiple car driveway. Situated in the popular village of Bayston Hill a short distance south of Shrewsbury, within excellent school catchment and close to useful road links including the A49/A5. Viewing is highly recommended by the selling agent.

86 Lyth Hill Road in Bayston Hill, Shrewsbury, offers a charming layout ideal for comfortable living. On the ground floor, the property features a spacious living room, a cosy dining room perfect for entertaining guests, and a kitchen for culinary enthusiasts. Additionally, there's a sunroom that bathes the space in natural light, creating a warm and inviting atmosphere, along with a convenient utility room adding practicality to daily chores.

Ascending to the first floor, the home boasts two generous double bedrooms offering ample space for relaxation and rest. Accompanying these bedrooms is a modern wet room, providing convenience and functionality. This layout ensures privacy and comfort for residents, with thoughtfully designed spaces that cater to various lifestyle needs.

Outside, the property presents a delightful two-car driveway, providing convenient off-road parking. The expansive rear garden offers a tranquil retreat, complete with a small pond, perfect for enjoying outdoor activities or simply unwinding amidst nature's beauty. Additionally, ample storage ensures practical solutions for organizing outdoor equipment and belongings, enhancing the overall appeal and functionality of this charming residence.

\*\*We are compelled to advise potential purchasers of repair work required on the roof and have valued accordingly

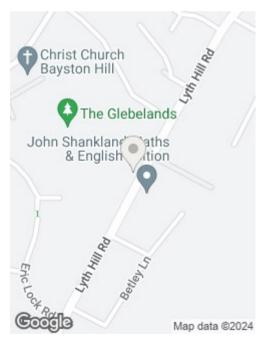












## **Directions**

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



We take every care in preparing our sales details. They are checked and usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representation. No person in the employment of or representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shorts are taken with a wide angle lens.

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