



SAMUEL WOOD

Ashmount, Lyth Hill, Lyth Bank, Shrewsbury, Shropshire, SY3 0BS

Offers Over £425,000



Ashmount, Lyth Hill

Lyth Bank, Shrewsbury, Shropshire, SY3 0BS



- Well Presented Bungalow
- Spacious Reception Rooms
- Stunning Rural Views
- En-suite
- Oil Central Heating
- Delightful Location
- Landscaped Gardens
- Double Garage
- Three Generous Sized Bedrooms
- EPC Rating E

Samuel Wood is delighted to offer for sale this well presented detached bungalow on Lyth Bank, Lyth Hill. Boasting a well designed layout with extensive living spaces all complemented by excellent gardens to the front and rear. Situated in the idyllic location of Lyth Hill, the property is close to some of the most delightful walks in the county, within good school catchment and close to excellent amenities such as pubs, shops and useful road links. Viewing is highly recommended by the selling agent.

Ashmount, located in the charming area of Lyth Hill offers an idyllic rural location that combines modern comfort with serene countryside living. This three-bedroom detached bungalow stands out with it's integral double garage and meticulously landscaped gardens including fruit trees. The property is designed to provide a peaceful and aesthetically pleasing environment, making it an ideal home for those who appreciate nature.

Inside, the bungalow features an inviting layout. The living room is spacious with a log burner, perfect for chilly evenings. The dining room is particularly notable for its sliding glass doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living and providing an abundance of natural light. This connection to the outdoor space enhances the overall sense of openness and relaxation within the home. With new external windows and doors fitted throughout as well as a new oil tank improving the overall efficiency of this residence.

The master bedroom includes an en-suite bathroom, adding a touch of convenience. The large driveway ensures ample parking space for residents and guests. Overall, Ashmount is a well-appointed property in a picturesque rural setting, offering a blend of amenities and countryside charm, ideal for anyone seeking a peaceful lifestyle without compromising on comfort or style.







Directions

The property is accessed via Longden Road as the access from Bayston Hill is a very small track.

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

Broadband Speed: Basic 7 Mbps, Superfast 80

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: F

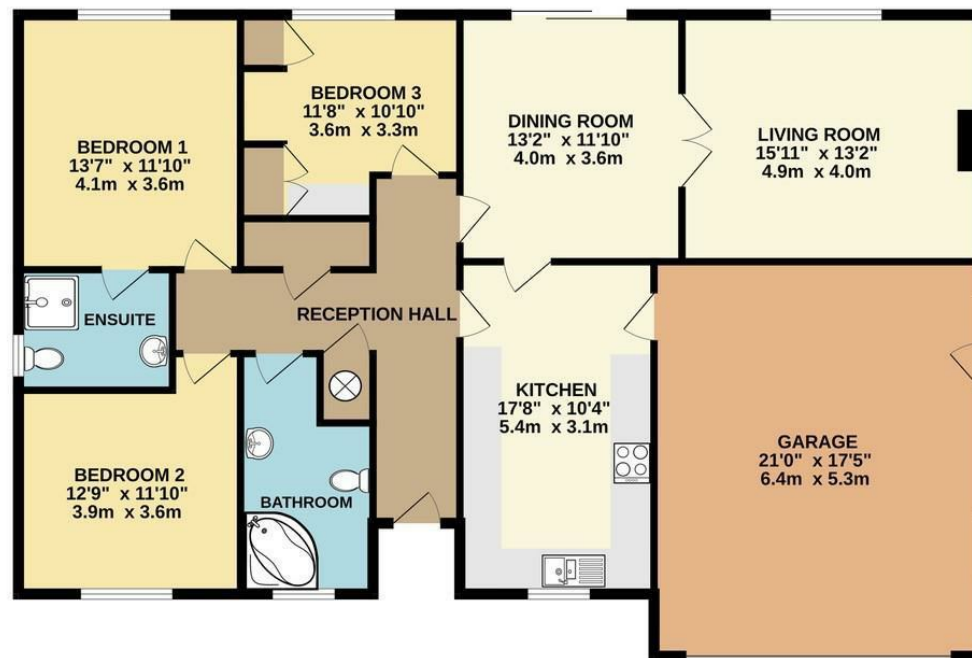
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.





GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are 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 representative. No person in the employment of or representing Samuel Wood has any authority to make any 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 shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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