



SAMUEL WOOD

30 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0EW

Offers In The Region Of £375,000







# 30 Lyth Hill Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0EW



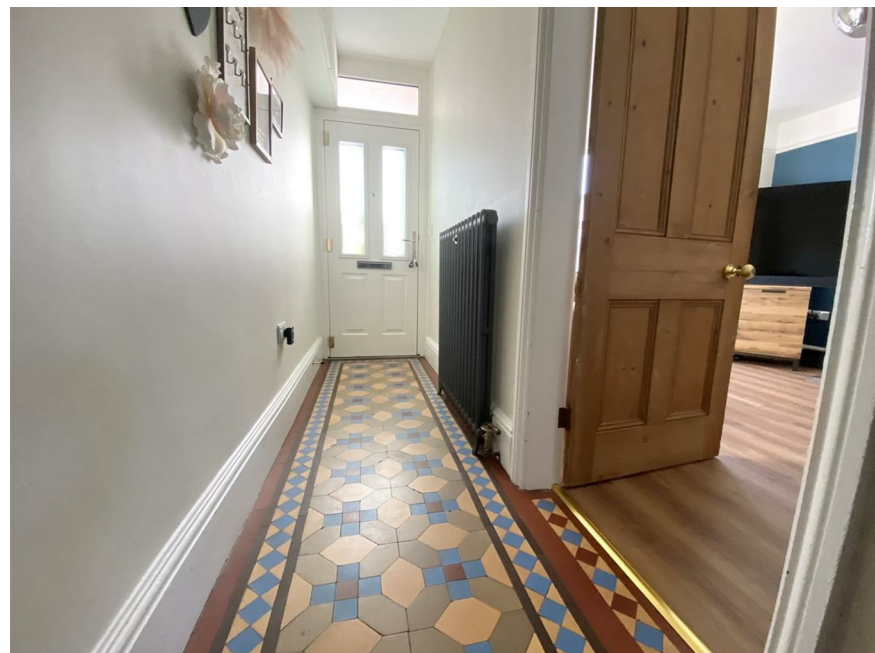
- Beautifully Presented Family Home
- Four Generously Sized Bedrooms
- Landscaped Rear Garden
- Quality Outdoor Office
- Gas Central Heating
- High Specification Finish
- Feature Log Burner in Living Room
- En-Suite Shower Room
- Feature Stove in Dining Room
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Lyth Hill Road in Bayston Hill. Boasting a combination of traditional charm with a contemporary finish the property provides a well designed layout comprised over three floor. Having undergone recent renovation the property is complemented by a landscaped two tier garden, outdoor office and front driveway. Situated close to excellent local amenities including shops, pubs, restaurants, useful road links and within very good school catchment. Viewing is highly recommended to fully appreciate this wonderful home by the selling agent.

30 Lyth Hill Road offers a charming blend of contemporary design and traditional character, starting with its inviting ground floor. The welcoming entrance hall, adorned with original Victorian tiled flooring, sets the tone for the home's refined aesthetic. The sitting room is a cosy retreat, featuring a bay window that fills the space with natural light and a log burner that adds warmth and charm. The dining room is equally inviting, with its multifunctional stove that doubles as a log burner and an oven, perfect for creating a homely atmosphere. The cottage-style kitchen, complete with solid oak worktops and ample built-in storage, is both stylish and practical. A separate utility room and a convenient outdoor toilet add to the functionality of this thoughtfully designed space.

The first floor of the home boasts three generously sized bedrooms, each offering comfort and ample space. The family bathroom is a delightful sanctuary, thoughtfully designed to cater to the household's needs. The converted attic on the second floor adds an impressive fourth double bedroom with an en-suite shower room, enhanced by Velux windows that flood the space with light. This top-floor retreat offers privacy and modern convenience, making it an ideal master suite or guest room.

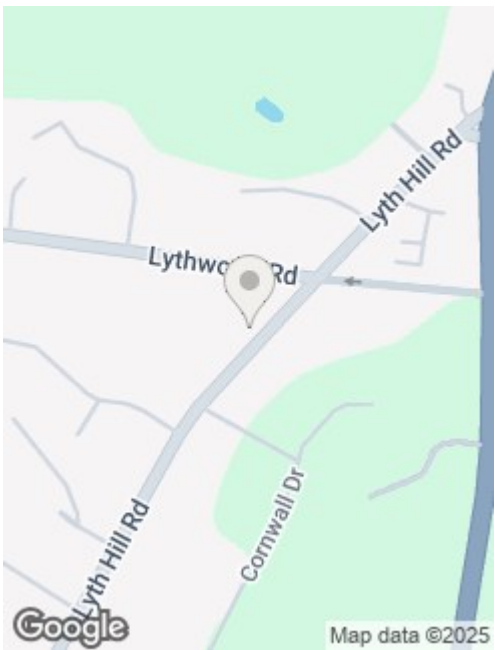
Outside, the property features a beautifully landscaped two-tier garden that provides a serene outdoor retreat. This space includes an outdoor playroom with built-in spotlights and double-glazed doors, offering versatility as a play area, home office, or hobby room. The front of the property benefits from a two-car driveway, a valuable feature in this sought-after location. The combination of indoor and outdoor spaces at 30 Lyth Hill Road makes it a truly delightful home.











## Directions

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

Broadband Speed: upto 1000 Mbps Ultrafast

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.













**Ground Floor**

Floor area 52.1 m<sup>2</sup>  
(561 sq.ft.)

**First Floor**

Floor area 43.7 m<sup>2</sup>  
(471 sq.ft.)

**Second Floor**

Floor area 22.9 m<sup>2</sup>  
(247 sq.ft.)

**TOTAL: 118.8 m<sup>2</sup> (1,279 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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