



SAMUEL WOOD

2 Sarn Cottages, 6 Lansdowne Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0HX

Asking Price £165,000



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Bayston Hill, Shrewsbury, Shropshire, SY3 0HX



- Well Presented Two Bedroom Terraced House
- Popular Bayston Hill Village Location
- Spacious Lounge with Beamed Ceiling
- Two Good Sized Bedrooms & Bathroom
- Driveway Parking For Two Cars
- NO UPWARD CHAIN
- Convenient Access To Bypass And Amenities
- Modern Breakfast Kitchen
- Low Maintenance Courtyard With Astro Turf
- EPC Rating D

A well-presented two-bedroom terraced home located in the heart of the popular village of Bayston Hill, close to local amenities and with excellent road links. Recent improvements include a newly installed boiler, new flooring throughout the ground floor and stairs and fresh decoration, giving the home a light and welcoming feel. Offered with no upward chain, this property presents an excellent opportunity for buyers seeking a straightforward purchase. Its central position means local shops, schools and public transport are easily accessible, and the lack of upward chain supports a prompt, less stressful sale. Early viewing is recommended.

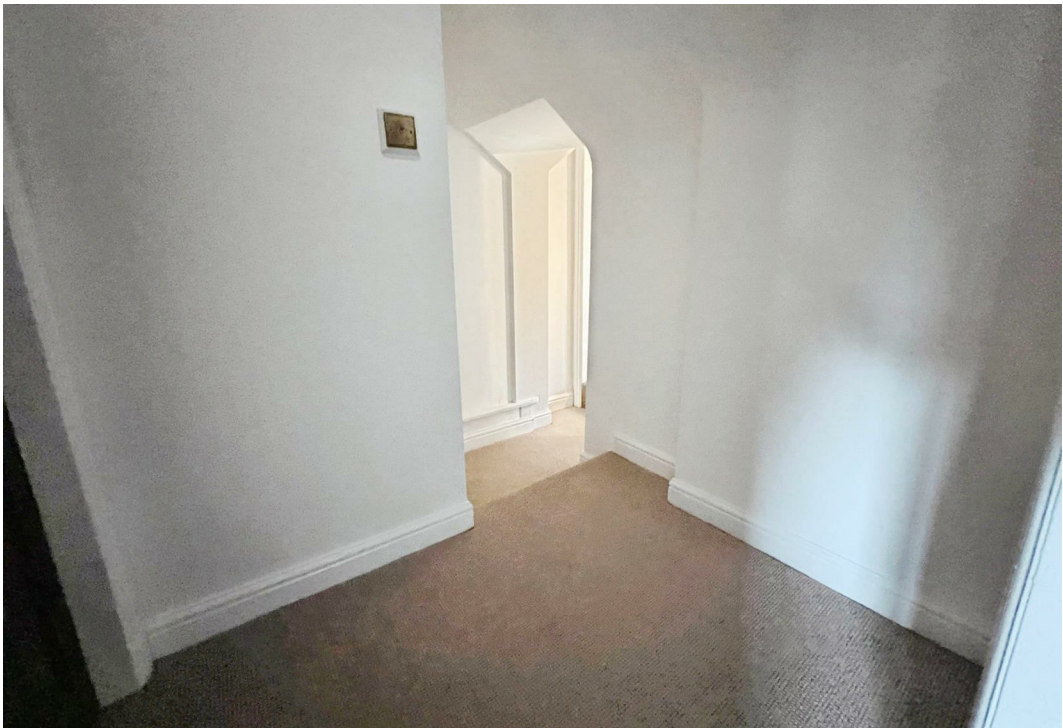
The property is entered via a front door opening into a welcoming living room, full of character with exposed beams, alcoves to either side of the fireplace, and a staircase rising to the first floor. The fireplace is a feature point within the room, designed to resemble a log burner; however, it is an old, disconnected gas fire and must not be used as a working log burner. The room has a comfortable and homely feel, ideal for relaxing or entertaining.

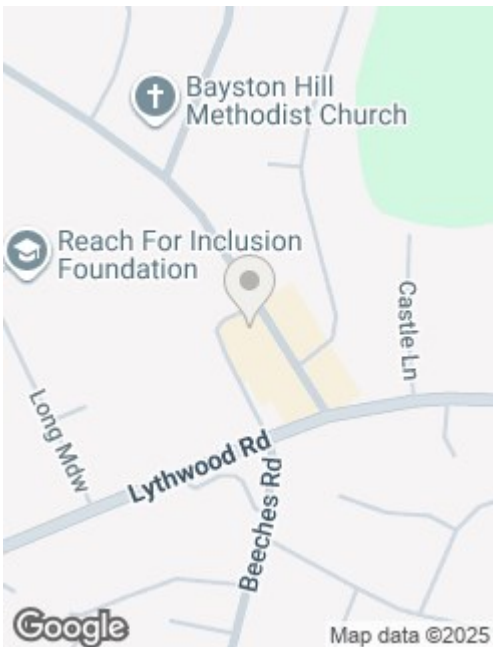
A door leads through to the breakfast kitchen, which is fitted with a range of modern wall and base units providing ample storage and worktop space. There is an integrated oven with cooker hood above, and the gas-fired central heating boiler is also located here. The beamed ceiling adds charm, while a window and rear door allow plenty of natural light and give access to the rear courtyard.

Upstairs, there are two bedrooms and a bathroom, offering practical and comfortable living accommodation.

Outside, to the rear of the property, is a low-maintenance courtyard garden laid with astro turf and enclosed by fencing, providing a pleasant, private outdoor space. A driveway, situated at the end of the terrace, offers off-road parking for two cars, completing this attractive home.







Directions

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

Broadband Speed: Basic 18 Mbps, Superfast 80Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

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.







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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