

44 Lyth Hill Road Bayston Hill Shrewsbury SY3 0EX



2 Bedroom House
Offers In The Region Of £270,000

The features

- MUCH IMPROVED 2 BEDROOM PERIOD HOUSE
- EXTENDED TO PROVIDE A LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- 2 GENEROUS BEDROOMS AND RE-FITTED SHOWER ROOM
- GOOD SIZED REAR GARDEN
- EPC RATING D
- POPULAR LOCATION ON THE EDGE OF THIS SOUGHT AFTER VILLAGE
- LOUNGE WITH BAY WINDOW, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING FOR UP TO 4 CARS
- VIEWING HIGHLY RECOMMENDED



***** CHARMING EXTENDED 2 BEDROOM PERIOD HOME *****

An excellent opportunity to purchase this impressive 2 bedroom home which has been extended to the rear to provide an fabulous open plan Living/Dining/Kitchen with roof lantern – perfect for today's modern lifestyle, those who love to entertain and a growing family.

Occupying an enviable position in this much sought after address on the edge of the popular and self sufficient village with excellent amenities and for commuters providing ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, Lounge with bay window, extended open plan Living/Dining/Kitchen with appliances, Utility Room, Cloakroom, 2 generous Bedrooms and contemporary Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking for up to 4 cars and good sized rear garden.

Viewing highly recommended

Property details

LOCATION

The property is situated within this desirable residential location being just a short distance from a range of convenience amenities. Bayston Hill also offers an excellent range of facilities including schools, public houses, takeaways, churches, doctors, and a regular bus service to the Town. The nearby County Town of Shrewsbury offers a further range of shopping and leisure experiences, along with the access to riverside walks.

RECEPTION HALL

Sealed unit double glazed door to Entrance with stairs to landing and radiator.

LOUNGE

having bay window to the front, chimney breast with fire surround, media point, radiators.

OPEN PLAN LIVING/DINING/KITCHEN

This room has been extended to provide lovely and light space, particularly for those who love to entertain or have a growing family. The Living/Dining area has an excellent range of built in storage with shelving, radiator.

The Kitchen is beautifully fitted with modern range of cream fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher, inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units and additional run of wall and base units with glazed display cabinets. Feature lantern style roof with recessed ceiling lights, recess for fridge/freezer, tiled flooring, window and double opening French doors to the garden. Radiator.

UTILITY/BOOT ROOM

A through room with double opening doors to the front and further door to the rear, tiled flooring space for appliances. Radiator.

CLOAKROOM

with suite comprising WC, tiled floor, radiator.

FIRST FLOOR LANDING

From the Reception staircase leads to the First Floor Landing with window to the side and off which lead

BEDROOM 1

with window to the front, large walk in wardrobe with hanging rail and shelving, radiator.

BEDROOM 2

with window to the rear, useful storage cupboard and radiator.

SHOWER ROOM

A well appointed room refitted with large walk in shower with direct mixer shower unit and glazed screen, wash

hand basin and WC. Airing Cupboard, window to the rear, towel rail and radiator.

OUTSIDE

The property is approached over gravelled and tarmac driveway with parking for up to 4 vehicles. The Rear Garden is of a good size being laid to paved and decked sun terraces ideal for dining alfresco, good sized lawn with flower and shrub beds and being enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

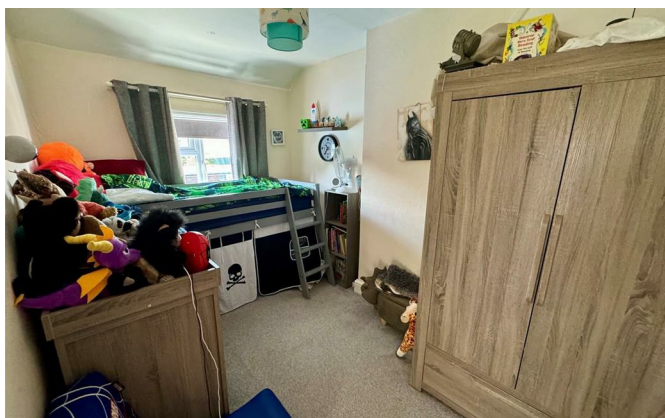
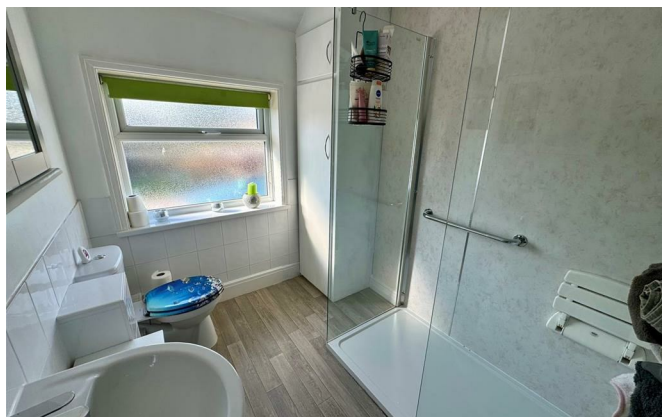
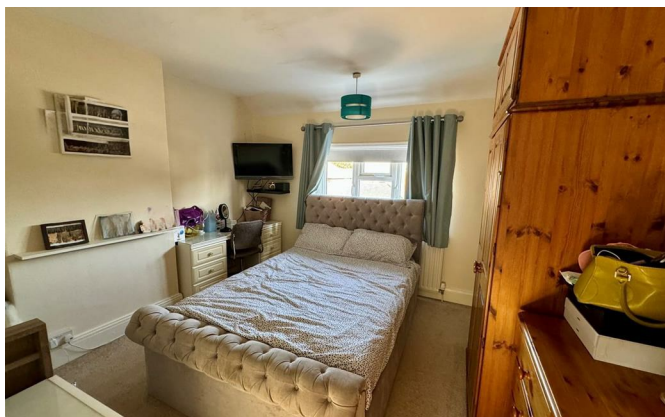
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Get in touch

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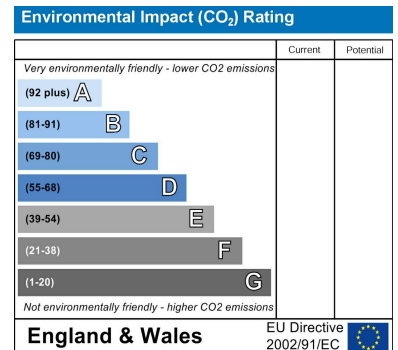
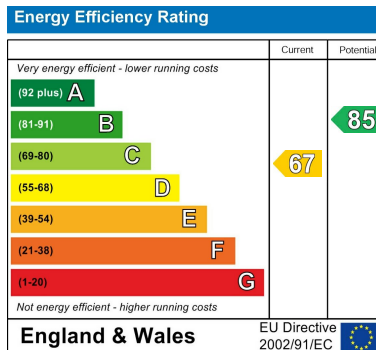
Shrewsbury office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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