

2 / 2a Lythwood Road, Bayston Hill, Shrewsbury,  
Shropshire, SY3 0LU

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**Offers In The Region Of £525,000**

Viewing: strictly by appointment  
through the agent



Occupying a particularly substantial plot. This a well-presented, versatile and spacious four double bedroom detached house, with an adjoining one bedroom self-contained Annex (the Annex has previously been LET for £595.00 PCM), which would provide a welcomed additional monthly income or alternatively would make a great space for family members. The property is situated within this popular residential location of Bayston Hill, having an array of excellent amenities and being well-placed for easy access to the Meole Brace retail park, the Shrewsbury town Centre and the local bypass leading up to the M54 motorway network. This property benefits from being offered For Sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises, the following:

2 Lythwood Road:

Entrance porch, reception hallway, lounge, separate dining room, kitchen / breakfast room, utility room, cloakroom, cellar, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom.

2a Lythwood road:

Kitchen / breakfast room, lounge, double bedroom, inner hallway, bathroom.

Well-established grounds, generous stoned driveway, detached double garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing highly recommended.

The accommodation in greater detail comprises:

## 2 Lythwood Road

Wooden framed glazed entrance door with glazed windows to side give access to:

### Entrance porch

Having parquet wooden flooring, base storage units. Wooden framed glazed doors from entrance porch give access to:

### Reception hallway

Having radiator, parquet flooring, wall-mounted lighting point, radiator. Door from reception hallway gives access to:

### Lounge

21'11 x 11'10

Having three radiators, two uPVC double glazed windows, dado rail, coving to ceiling, fireplace with tiled hearth and timber fire surround.

From reception hallway door gives access to:

### Kitchen / breakfast room

12'11 x 11'9

Having eye level and base units with built-in cupboards and drawers, free-standing cooker, slim-line dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, uPVC double glazed window to the rear. Wooden framed glazed door from kitchen / breakfast room gives access to:

### Dining room

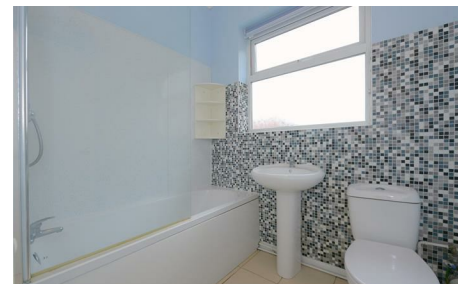
15'5 x 10'11

Having uPVC double glazed window to the front and side of property, uPVC double glazed door giving access to the front of property, radiator. Wooden framed glazed door from kitchen / breakfast room, gives access to:

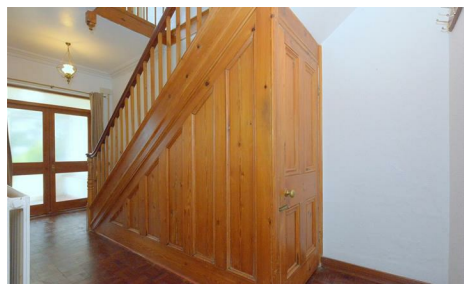
### Utility room

13'5 x 6'3

Having eye level and base units, fitted worktops, inset stainless steel sink with twin drainer unit, tiled floor, uPVC double glazed window to rear, single glazed window to side, part glazed door giving access to side of property. Door from utility room gives access to:







#### **Cloakroom**

Having low flush WC, uPVC double glazed window to the rear, vinyl floor covering, base storage cupboard.

Door from reception hallway gives access to:

#### **Staircase**

Which leads down to:

#### **Cellar**

12'8 x 12'2

Having exposed to ceiling, wall light points, wood effect flooring.

From reception hallway stairs rise to:

#### **First floor landing**

Having loft access, uPVC double glazed window to the front. Doors from first floor landing then give access to; four double bedrooms and family bathroom.

#### **Bedroom one**

12'3 x 12'11

Having walk-in uPVC double glazed bay window to front. radiator, a range of wardrobes, eye level storage cupboards and chest-of-drawers, radiator. Door gives access to:

#### **En-suite shower room**

Tiled shower cubicle, low flush WC, pedestal wash hand basin, vinyl floor covering, tiled to walls, radiator.

#### **Bedroom two**

15'6 x 10'1

Having fitted double wardrobes, centralized dressing room, eye level storage cupboards, walk-in uPVC double glazed window to front, radiator, wood effect flooring.

#### **Bedroom three**

13'1 x 12'9

Having uPVC double glazed window to rear, radiator, period fireplace, wash hand basin with storage cupboard below, wood effect flooring.

#### **Bedroom four**

12'11 x 11'10

uPVC double glazed window to rear, radiator, storage cupboard housing gas fired central heating boiler, wash hand with store cupboard below, wood effect flooring.

#### **Family bathroom**

Having paneled bath with electric shower over, pedestal wash hand basin, low flush WC, spotlights to ceiling, uPVC double glazed window to rear, vinyl floor covering, heated towel rail.

#### **2a Lythwood Road**

Wooden glazed entrance door

Wooden glazed entrance door from the rear gives access to:

#### **Kitchen / diner**

12'8 x 11'6

Having eye level and base units, fitted worktops with inset stainless steel sink drainer with mixer tap over (SPACE FOR APPLIANCES), tiled floor, radiator, uPVC double glazed window to the rear, wall mounted gas fired central heating boiler, tiled splash surrounds. Door from kitchen / diner gives access to:

#### **Lounge**

12'10 x 12'9

Having uPVC double glazed window to the side, two radiators, coving to ceiling. Door from lounge gives access to:

#### Bedroom

12'6 x 8'7

Having uPVC double glazed window to front, radiator.

From kitchen / diner door gives access to:

#### Inner hallway

Having tiled floor, wall-mounted coat hooks. Door then gives access to:

#### Re-fitted bathroom

Having a white suite comprising: Paneled bath , pedestal wash hand basin, low flush WC, tiled floor, heated towel rail, uPVC double glazed window to rear, wall-mounted extractor fan, coving to ceiling.

#### Outside

The property is approached by a generous stoned driveway providing ample off street parking for a number of vehicles. To the side of this there is a generous sized lawned garden with deep borders containing a variety shrubs, plants, bushes and trees. From the driveway access is given to:

#### Detached double garage

17'11 x 17'9

Comprising: Two up and over doors, pitched tiled roof.

Paved pathway to the left-hand side of the property leads to 2a Lythwood road and the rear off 2 Lythwood road. To the right-hand side of the property there is a paved patio / sun terrace. Access is then given to a former vegetable plot which now comprises: Raised beds, low maintenance stoned and paved areas. To the side of this there is a further lawned garden with paved patio, timber pergola, outside lighting point. This area is enclosed by fencing, brick-walling and mature hedging.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations

#### Council Tax Band (A) and (D)

As taken from the Gov.uk website / vendor we are advised the properties are Bands A and D - again we would recommend this is verified during pre-contract enquiries.

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

