



MONKS

2 Lythwood Hall **Bayston Hill Shrewsbury** **SY3 0AD**

3 bedroom House - Terraced property
Offers in the region of £450,000







*** CHARMING AND ELEGANT PERIOD HOME ***

An excellent opportunity to purchase this beautifully presented, much improved period home, being part of a former mansion believed to date back to the 18th Century, which has been tastefully divided to provide just 6 homes set in an idyllic and quiet location.

Set in the most beautiful, well established gardens on the edge of this much sought after village on the Southern edge of the Town. Bayston Hill has an excellent range of amenities and is ideally placed for commuters with ease of access to the A5/M54 motorway network and the Town Centre.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Lounge with log burner, Dining/Sitting Room, Garden Room, fitted Kitchen with appliances, Principal Bedroom with en suite Shower Room, 2 double Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, lovely high ceilings, parking, two garages and delightful well stocked gardens.

Viewing essential.

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LOCATION

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RECEPTION HALL

Covered entrance with with decorative moulding and outside lights with wooden door opening to elegant Reception Hall with tiled floor, two radiators and window to the side.

CLOAKS/UTILITY

with wash hand basin and WC. Tiled surrounds, recess with space and plumbing for washing machine, radiator.

LOUNGE

A lovely light room featuring double opening French doors with full height glazed windows to either side providing a lovely aspect over sun terrace and gardens. Feature fire surround with marble hearth and inset housing cast iron log burner, media point, radiators.

DINING/SITTING ROOM

Another lovely light room, naturally well lit with dual facing windows overlooking the gardens, radiator.

KITCHEN

attractively fitted with range of contemporary shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer with matching fascia panels. Range style cooker with extractor hood over and cutlery and drawers to either side and matching range of eye level wall units. Recessed ceiling lights, tiled floor, radiator. Glazed door leading through to

GARDEN ROOM

Being of sealed unit double glazed construction and providing a lovely aspect over the garden. Power and lighting, radiator.

FIRST FLOOR LANDING

From the Reception Hall oak staircase with spindles leads to the First Floor Landing with window to the front with fitted window seat and providing a lovely aspect over the garden.

PRINCIPAL BEDROOM

Flooded with natural light by windows to the front and rear with lovely aspect over the gardens, radiator and access to roof space.

ENSUITE SHOWER ROOM

Fitted with period style suite comprising large shower cubicle with direct mixer unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the rear and Airing and storage cupboards.

BEDROOM 2

A generous double room with window to the side with aspect over the gardens, radiator.

BEDROOM 3

Another double room with window to the side with garden aspects, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

OUTSIDE

The property occupies an enviable location on the edge of this popular and sought after village. Approached via lane which leads to parking and garaging with additional parking and second garage to the rear of the property.

The Gardens are a true feature of the property having been landscaped, designed to capture the morning, afternoon and evening sun, and to the front well screened with tall mature hedging affording a good level of privacy. The Garden is laid to shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and rockery area with pergola with gravelled seating area. Adjacent to the Lounge is a large paved sun terrace bordered again with flower and shrub beds. To the Rear is a charming courtyard style garden which has a good sized paved sun terrace again with an abundance of flower and shrub beds and arched pergola leading through to further gravelled area with flower beds and gate leading through to the second garage and parking area.

SERVICES

We are advised that all main services are connected.



GENERAL INFORMATION

TENURE

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

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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 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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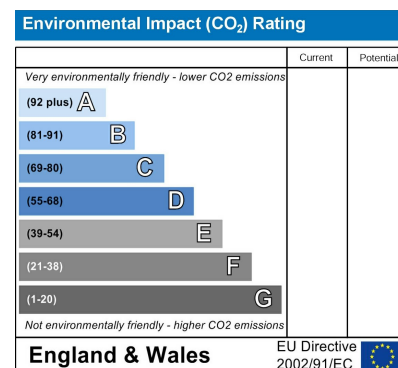
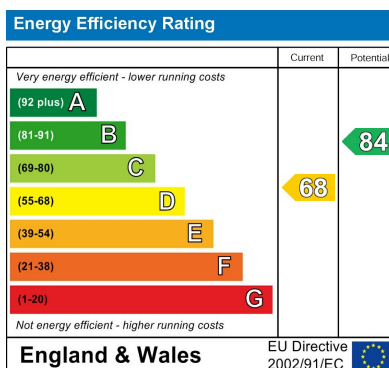
Shrewsbury office

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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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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