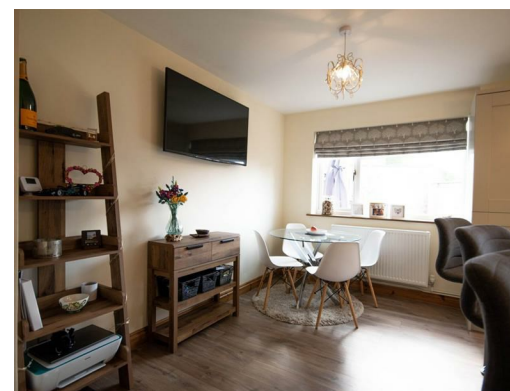


159 Lythwood Road, Bayston Hill, Shrewsbury,
Shropshire, SY3 0AF

www.hbshrop.co.uk



Offers In The Region Of £254,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Occupying a pleasing quite cul-de-sac position, this is a neatly presented three bedroom semi-detached house, which offers appealing, improved and appealing accommodation throughout. Bayston Hill is a desirable and popular residential location serviced by excellent local amenities and is well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway network and Shrewsbury town centre. Viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive re-fitted kitchen / diner, first floor landing, three bedrooms, modern re-fitted bathroom, front and part walled Southernly facing rear enclosed gardens, brick built garage, driveway, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to the side gives access to:

Entrance hallway
Having radiator. Wooden framed glazed double doors from entrance hallway gives access to:

Lounge
13'1 x 12'3
Having UPVC double glazed window to the front, coal effect gas fire (disconnected) with decorative timber fire surround, under stairs storage cupboard, coving ceiling and radiator. Square arch from lounge give access to:

Re-fitted kitchen / diner
15'7 x 10'10
The dining area comprises: UPVC double glazed window to rear, radiator, vinyl wood effect flooring. The kitchen area comprises: Attractive range of eye level and base units with built-in cupboards and drawers, integrated Samsung oven with four ring Samsung induction hob and cooker canopy over, cupboard housing gas fired central heating boiler, fitted wooden style worktops with inset 1 1/2 sink drainer unit and mixer tap over, integrated fridge/freezer, space for washing machine, two UPVC double glazed window, UPVC double glazed door giving access to rear gardens and recess spotlights to ceiling.

From entrance hallway stairs rise to first floor landing having UPVC double glazed window to side and loft access. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

Bedroom 1
13'9 x 8'9
Having UPVC double glazed window to front, radiator, coving to ceiling and built-in wardrobe.

Bedroom 2
9'2 x 8'8
Having UPVC double glazed window to rear, radiator and cupboard housing hot water tank cylinder unit.

Bedroom 3
9'8" x 6'6"
Having UPVC double glazed window, stair head coving to ceiling and radiator.

Bathroom
Having a re-fitted white suite comprising: Bath with electric shower over, low flush wc, wash hand basin set to vanity unit with storage cupboards below, UPVC double glazed window to rear, tiled to walls, wall hung heated chrome style towel rail, large mirror with display shelving to side and store cupboards and vinyl wood effect floor covering.

Outside
To the front of the property is a lawned garden with mature tree to the side of the property paved pathway gives access to front door. Gated pedestrian side access then leads to a paved pathway intern giving access to the property's Southernly facing rear gardens which comprise: Paved patio area with outside electricity point, cold tap, lawned garden, inset shrubs, the rear gardens are enclosed by fencing and brick walling. Beyond the garden there is a brick built single garage with driveway to front.

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

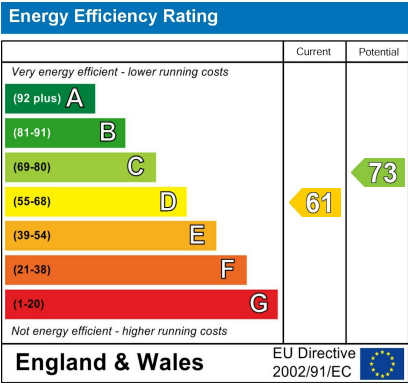
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

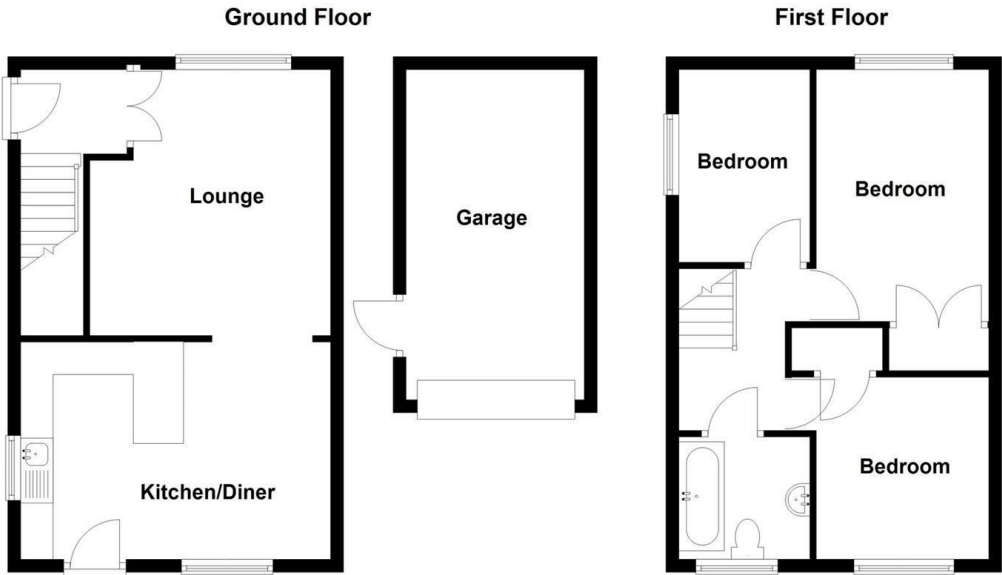
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Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

159 Lythwood Road