SAMUEL WOOD

75 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0HA

Offers Over £400,000

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Bayston Hill, Shrewsbury, Shropshire, SY3 0HA

3 1 2 C

- Attractive Detached Home
- Potential for Extra Bedroom With En-suite
- Contemporary Bi-fold Door
- Delightful Countryside Walks And Views
- Road Links to the A49, A5 & beyond
- Three Versatile Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Generous Rear Garden
- Sought After Village Location
- EPC Rating C

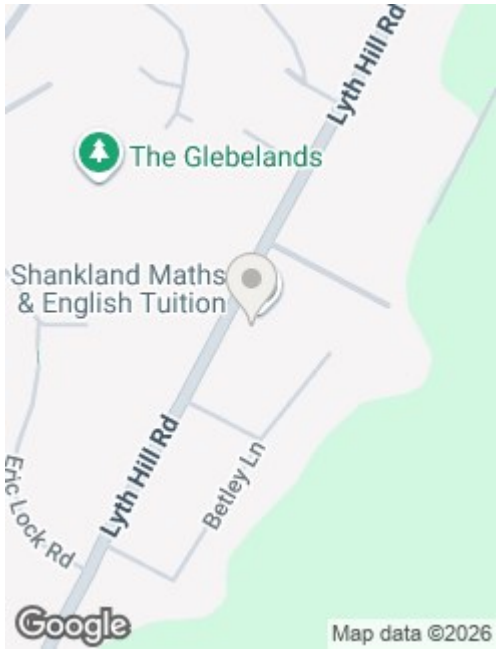
Located in the sought after area of Lyth Hill Road on the outskirts of Bayston Hill village, this traditional detached three bedroom property occupies a prime position just a short distance away from Lyth Hill - a place of outstanding natural beauty with spectacular views across south Shropshire. The attractively presented interior offers spacious and versatile accommodation with contemporary bi-fold doors that open onto the stunning rear garden. The property is well-served with local facilities close on hand, including dental and doctors surgeries, supermarket, post office, take away outlets, public houses and as well good nursery and primary schools. Regular public transport and excellent communication links via the A49 provide fast access to the Shrewsbury town centre, M54 leading to the M6 and beyond. Viewing comes highly recommended by the selling agent.

On entering the property an attractive and spacious reception hall welcomes you into the home with a staircase ascending to the first floor landing. From the hall access is given to a delightful lounge with bay window overlooking the front aspect of the property. The spacious open plan family/dining room provides excellent accommodation and features modern bi-folding doors opening onto the delightful mature rear garden. A separate and well equipped kitchen provides access through to the useful utility room and downstairs cloakroom/wc. Entry to the garage can be gained from the reception hall as well as from outside via an up and over door.

The first floor accommodation comprises: a large master bedroom with bay window overlooking the front of the property, a large double guest bedroom and a further third bedroom. The bathroom is well appointed with pedestal wash hand basin, bath with shower over and wc.

A spectacular feature of 75 Lyth Hill Road is the beautiful mature rear garden which boasts a variety shrubbery and trees. The patio area provides an ideal for entertaining family and friends.

QUEEN
QUEEN
ONE LOVE



Directions

What3words: ///bunks.shows.riots

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

Broadband Speed: Basic 17 Mbps, superfast 80 Mbps, ultrafast 2300 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold. Purchasers are advised to make their own further enquiries via their solicitor.

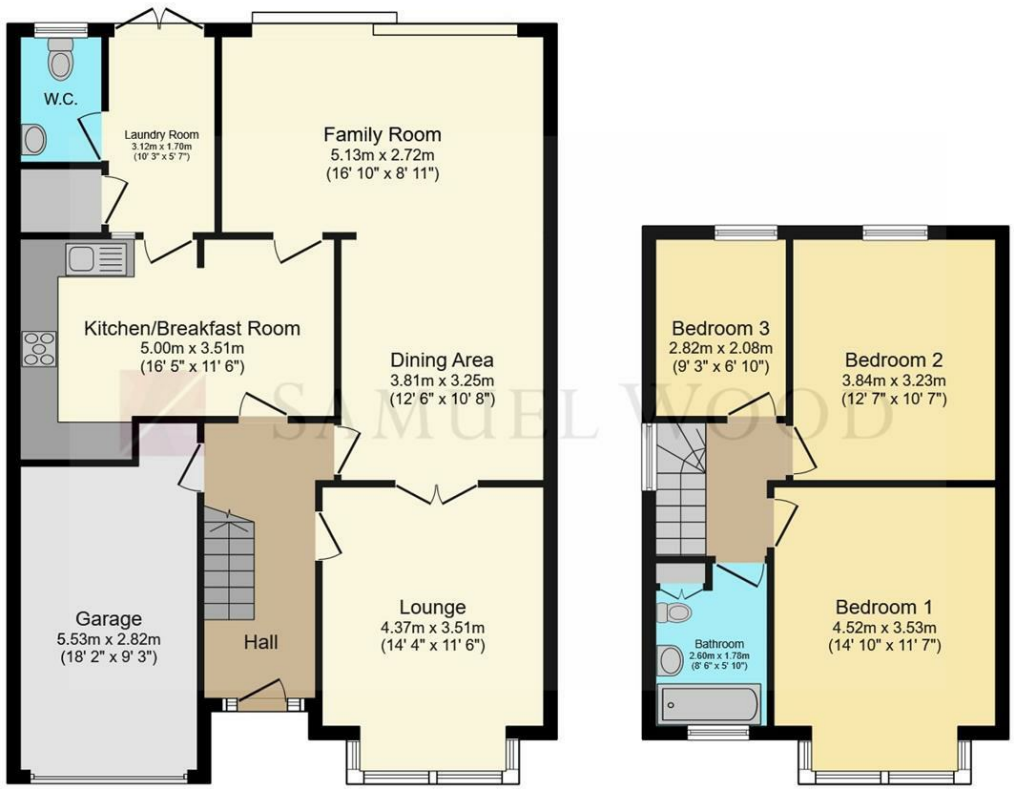
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

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.

Floor Plans



Ground Floor First Floor

Total floor area: 137.7 sq.m. (1,482 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.