



Zaza Johnson & Bath
Estate Agents

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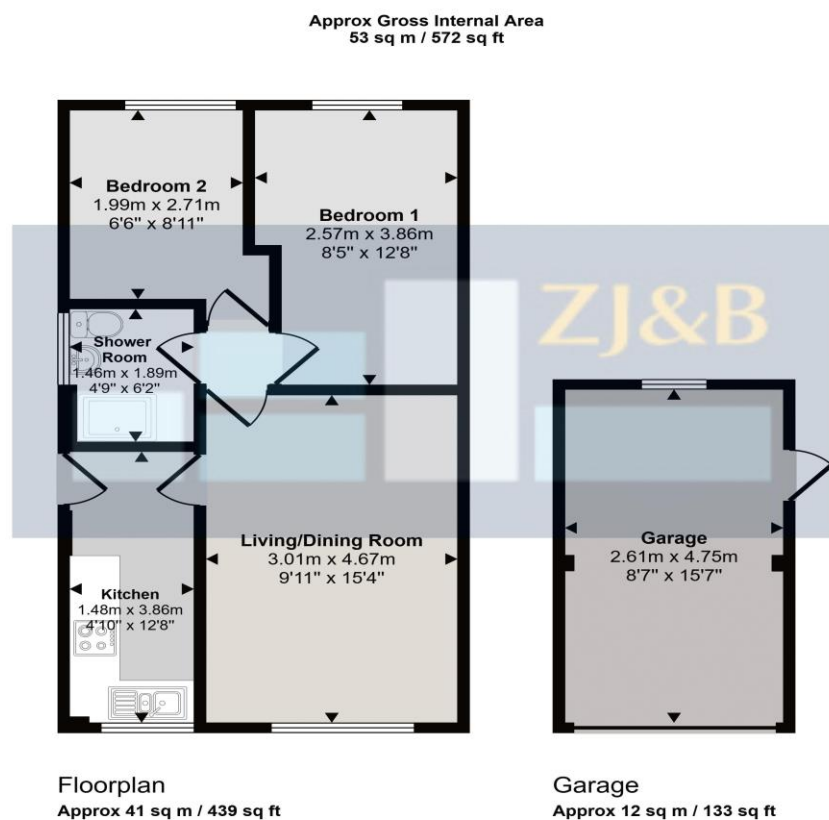
**144 Lythwood Road, Bayston Hill,
Shrewsbury, Shropshire, SY3 0LW**

Offers in the Region Of £210,000

**A well-presented two-bedroom semi-detached bungalow,
occupying a pleasant cul-de-sac position.**



A well-presented two-bedroom semi-detached bungalow, occupying a pleasant cul-de-sac position within the highly sought-after village of Bayston Hill. Conveniently located close to a range of local amenities, excellent transport links and just a short drive from Shrewsbury town centre, this property is ideally suited to those looking to downsize, first-time buyers or anyone seeking single-storey living. The accommodation briefly comprises: entrance hallway, well-proportioned living room, fitted kitchen, two bedrooms and a modern shower room. The property further benefits from gas-fired central heating, uPVC double glazing, driveway parking, a useful workshop and attractive front and rear gardens offering excellent outdoor space. Early viewing is highly recommended to appreciate the property's convenient location and practical accommodation.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



08/07/2026, 11:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

144, Lythwood Road Bayston Hill SHREWSBURY SY3 8LW	Energy rating C	Valid until: 31 January 2030
		Certificate number: 8920-6529-6160-4361-4226

Property type Semi-detached bungalow

Total floor area 43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

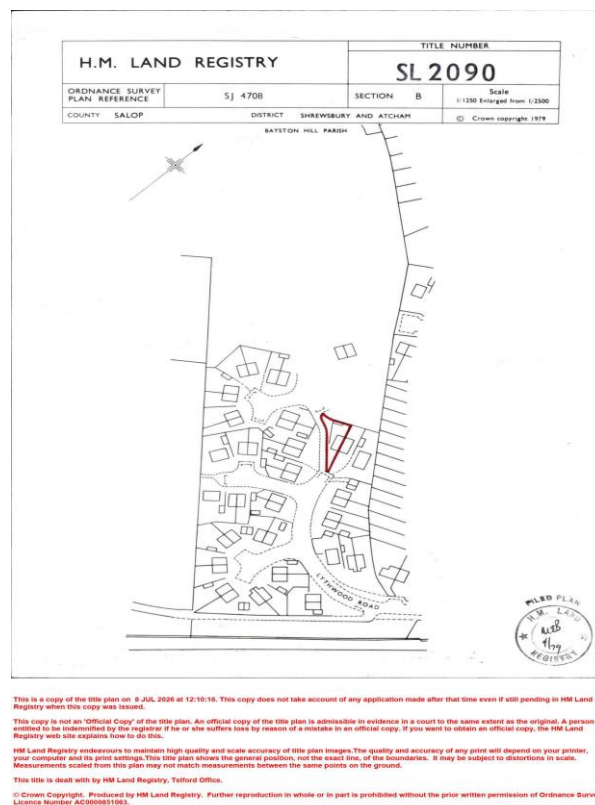
Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8920-6529-6160-4361-4226>

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Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage