



**Wolverley, 63 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0EU**

4 bedroom detached house — £495,000 Freehold

£495,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

**Occupying a generous plot with beautiful established gardens, this traditional detached house of character offers well-proportioned and practical accommodation, with plenty of potential, while being located within a sought-after residential area, and benefitting from gated driveway parking.**

## KEY FEATURES

- Good-sized hallway with original wood block flooring and impressive staircase to a light and spacious landing
- Living room with feature fireplace and bow window to front
- Separate dining room, also having a bay, with glazed double doors onto the rear garden
- Fitted kitchen/breakfast room with plenty of storage and space for appliances
- The rear hallway provides access to a ground floor shower room, very practical boot room, front garden and utility
- On the first floor are four bedrooms, a large useful store, family bathroom with shower, and separate WC. The main bedroom has a feature bow window to the front, and bedrooms two and three offer views over the rear garden and towards The Wrekin
- Double glazed windows and gas fired central heating throughout
- The beautiful rear garden comprises areas of lawn, paved terracing, well-stocked borders, mature shrubs and trees, as well as a greenhouse and timber summer house
- To the front of the property is a private gated driveway providing parking for at least four cars. The property also has adjoining front gardens, access to side, an integral single garage, and a separate detached single garage
- Located within a very desirable residential area, a short distance from Bayston Hill's excellent amenities and Primary School, road links via the bypass, and the stunning Lyth Hill country park
- Sold with no upward chain

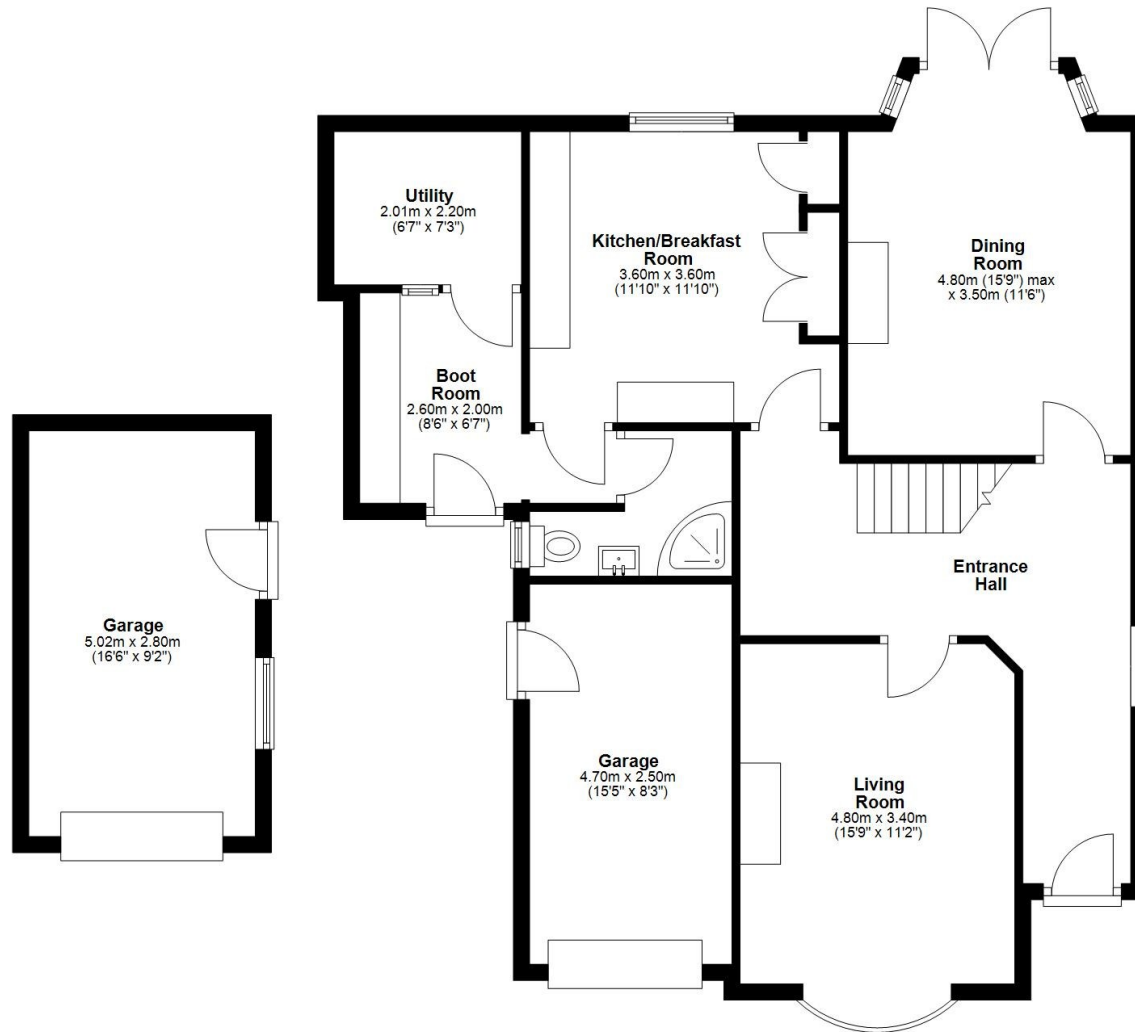


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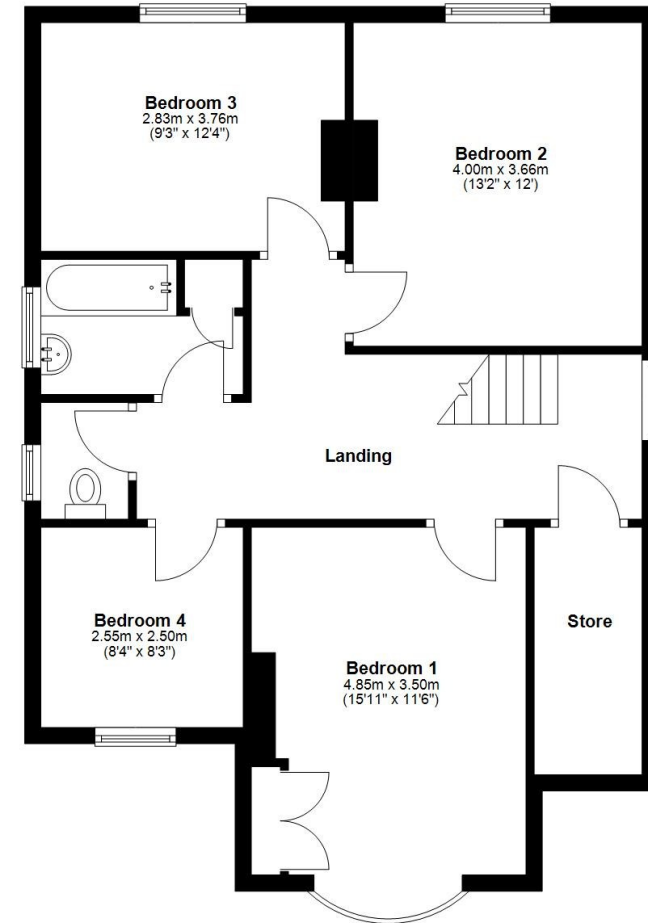
**Ground Floor**

Approx. 102.0 sq. metres (1098.3 sq. feet)



**First Floor**

Approx. 72.1 sq. metres (776.0 sq. feet)













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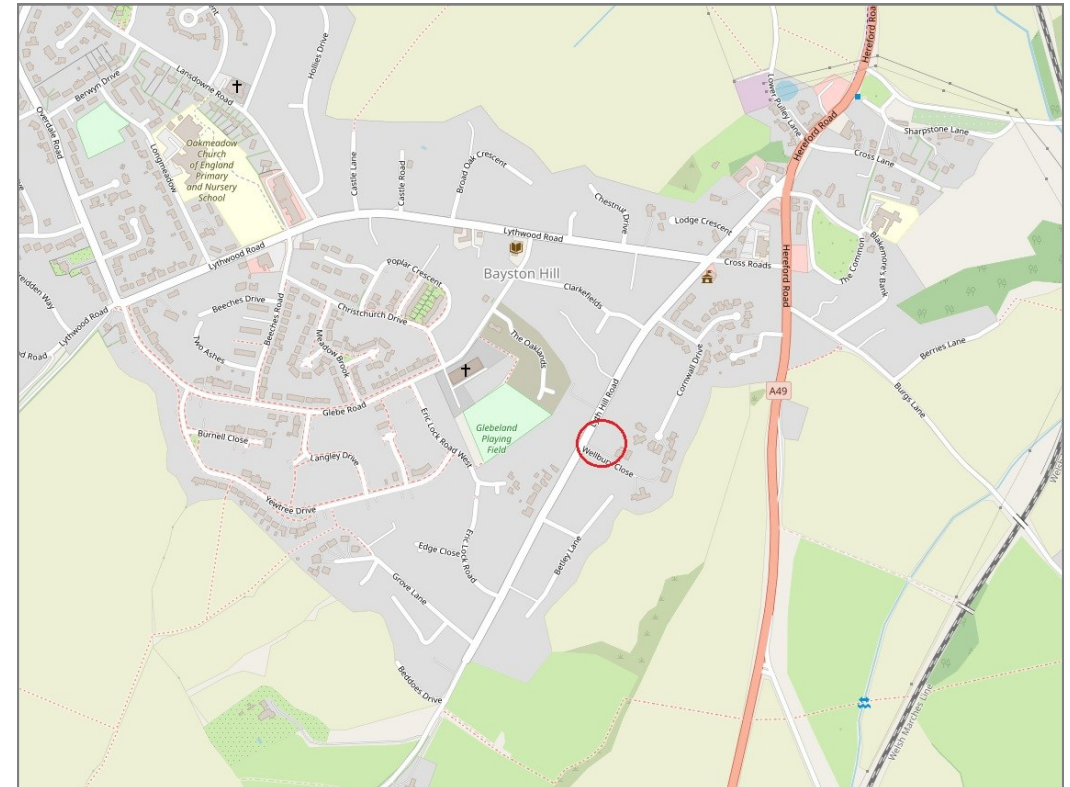
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

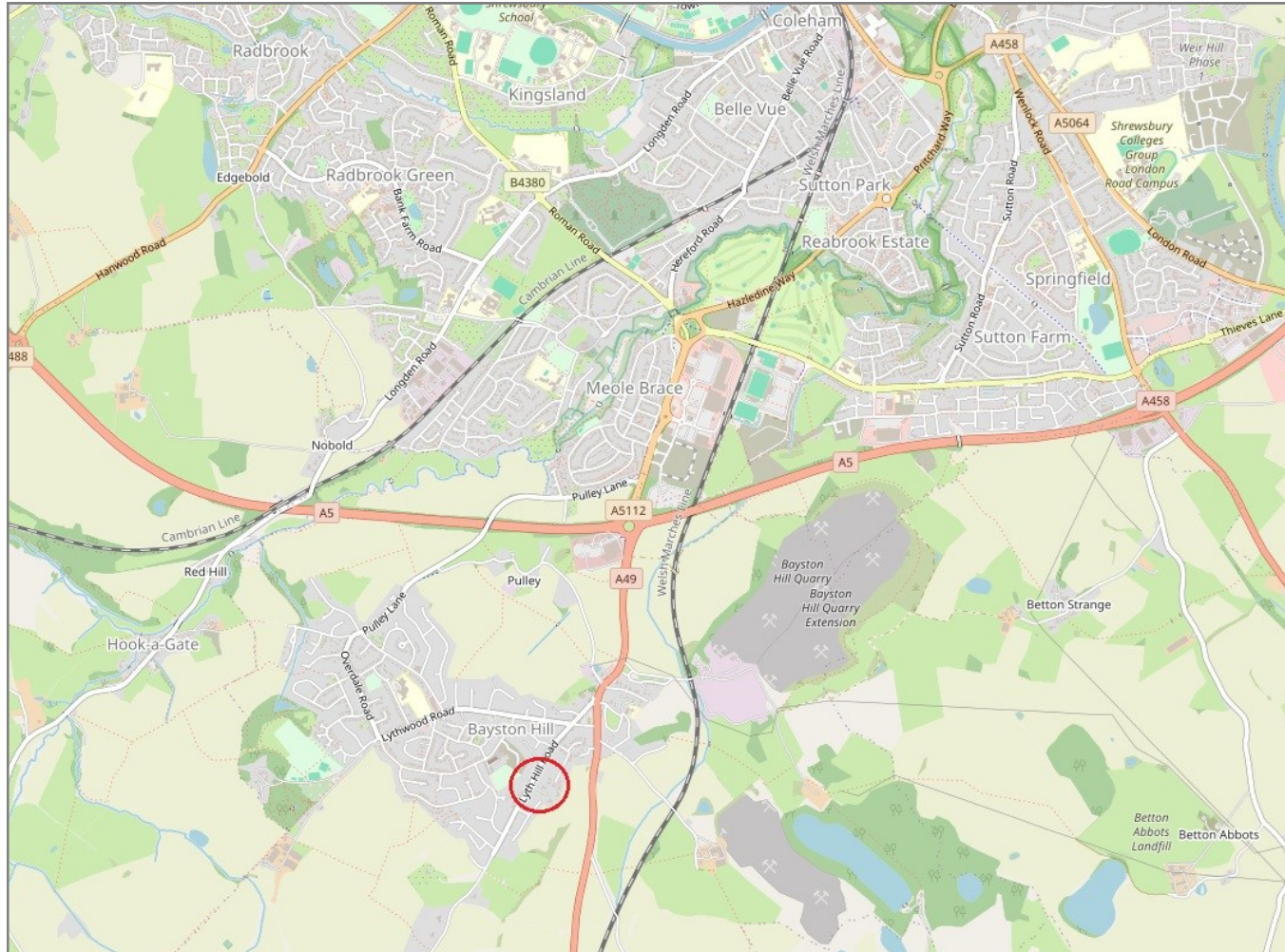
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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