



The Garden House, 67 Lyth Hill Road, Bayston Hill, Shrewsbury, SY3 0HA

3 bedroom detached house — £425,000 Freehold

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Coopergreenpooks.co.uk

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sales@cgpooks.co.uk

Occupying a lovely plot incorporating beautifully landscaped established gardens, this very attractive detached house offers well-proportioned and neatly presented accommodation with plenty of character, situated within a sought-after area of the village, and benefitting from ample driveway parking and attached single garage.

KEY FEATURES

- Entrance porch opening to a good-sized hallway with useful storage, original tiled flooring and stained glass windows, and turning staircase to a light and spacious landing
- Living room with feature open fireplace, solid wood boarded flooring, and bay window to front
- Impressive open plan dining/family room, also having a feature fireplace, with window and glazed doors onto the garden allowing plenty of natural light
- Separate kitchen with a range of fitted units, space for appliances, and access to the practical ground floor shower room. The kitchen also has glazed doors to the rear
- On the first floor are three generous bedrooms and a well-appointed family bathroom with shower. Bedrooms one and two are good double rooms with built-in wardrobes, and the main bedroom also has a bay window to front
- Gas fired central heating and uPVC double glazed windows which were fitted in 2023, along with a new front porch
- The fantastic private rear garden comprises areas of lawn, paved and decked terraces, planted borders, a selection of specimen trees and established pond with footbridge, as well as a greenhouse and timber garden store
- To the front of the property is a block paved driveway and adjoining gravelled driveway providing plenty of parking and access to the attached 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. Shrewsbury town centre is also just a 10-minute drive away

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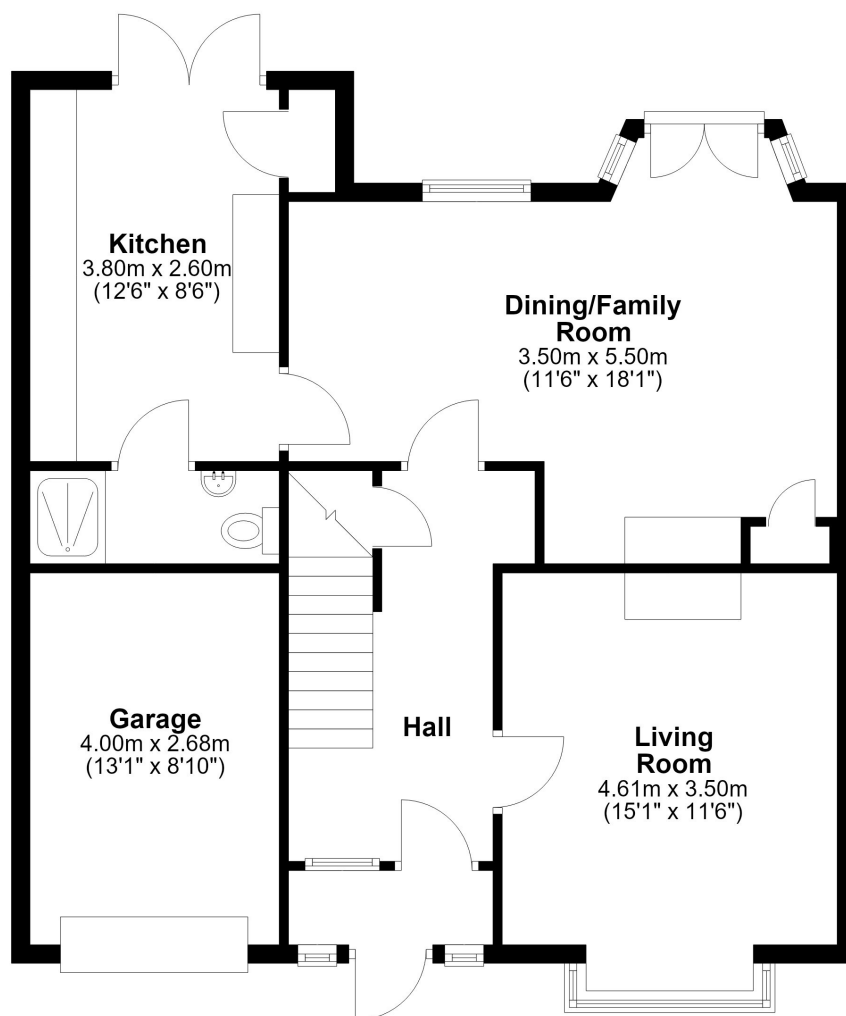


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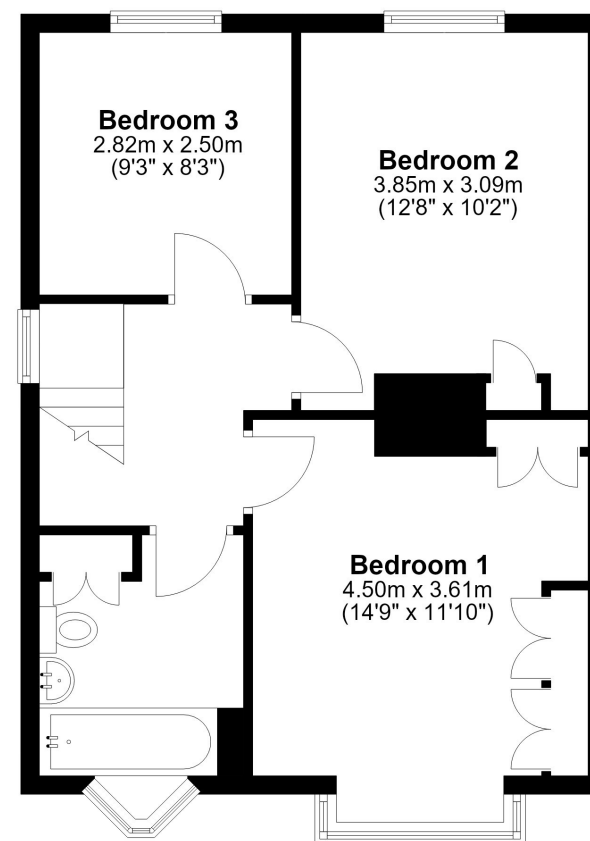
Ground Floor

Approx. 75.0 sq. metres (807.3 sq. feet)

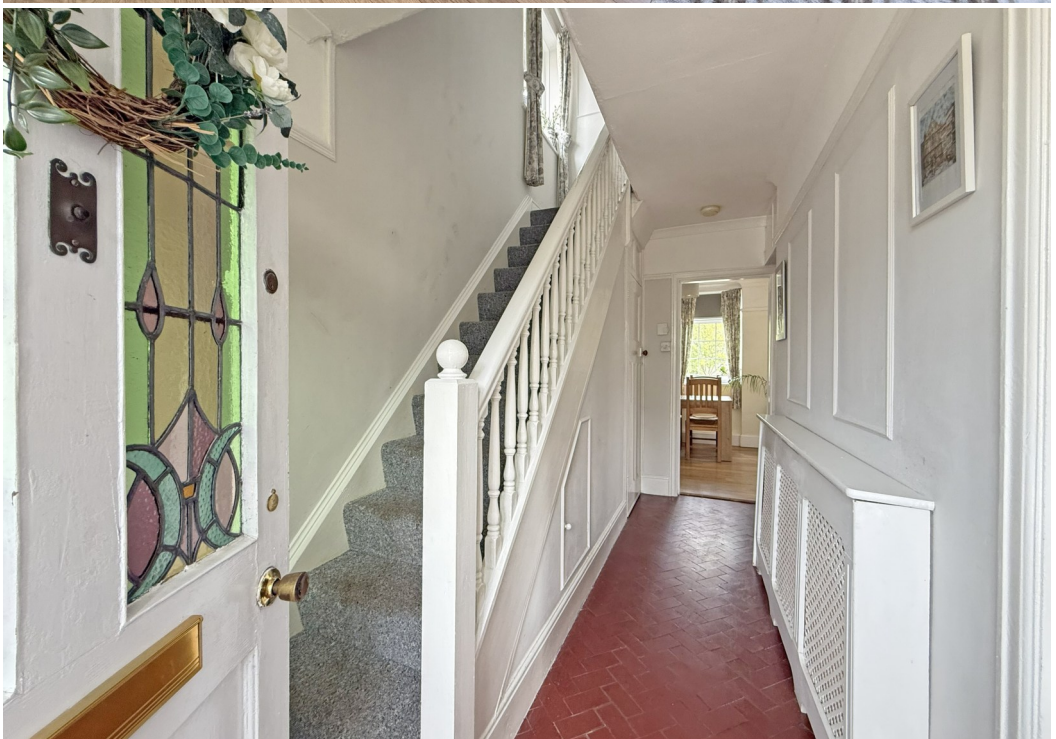


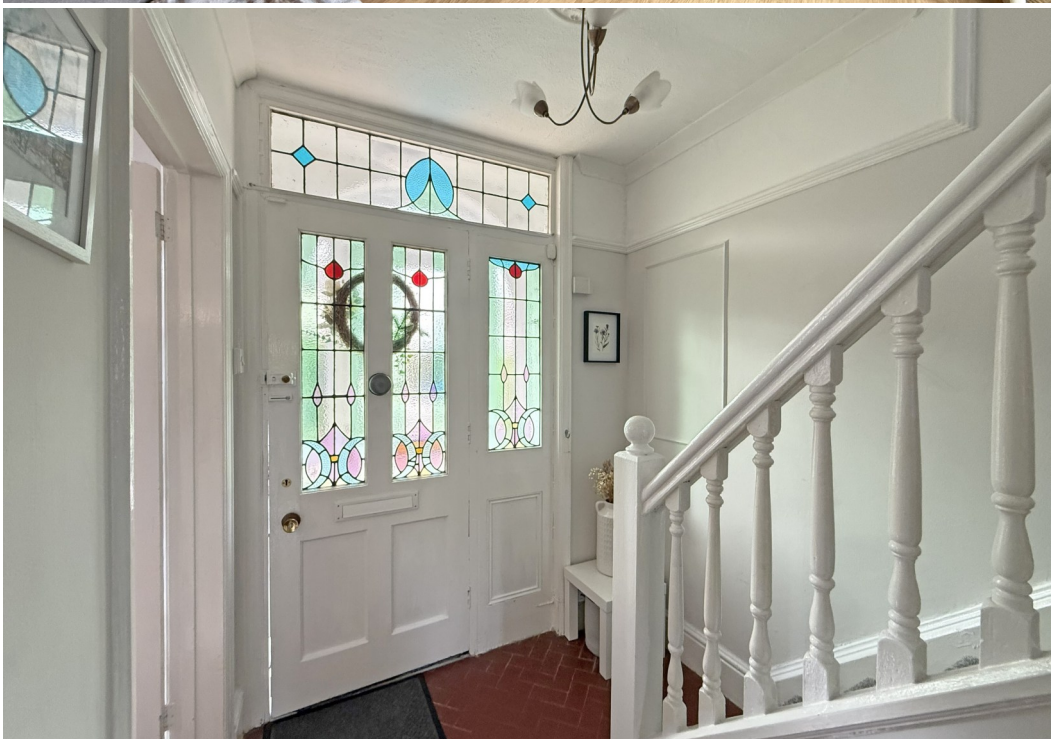
First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 122.7 sq. metres (1320.6 sq. feet)











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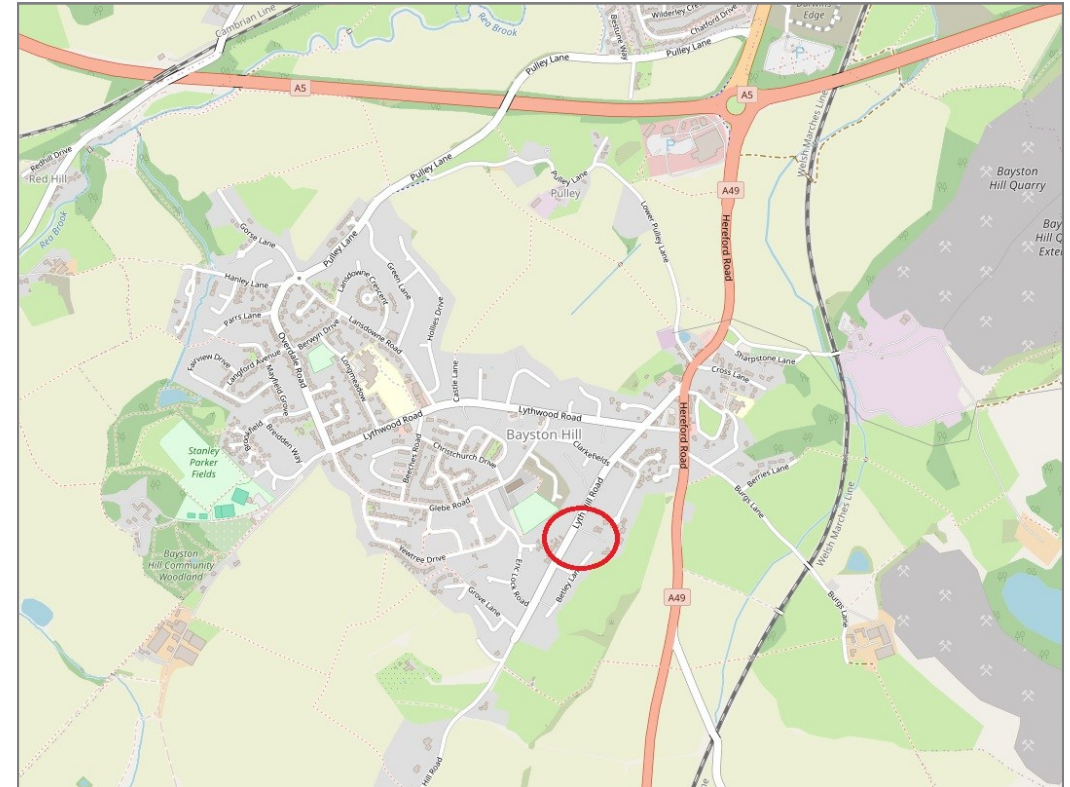
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

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

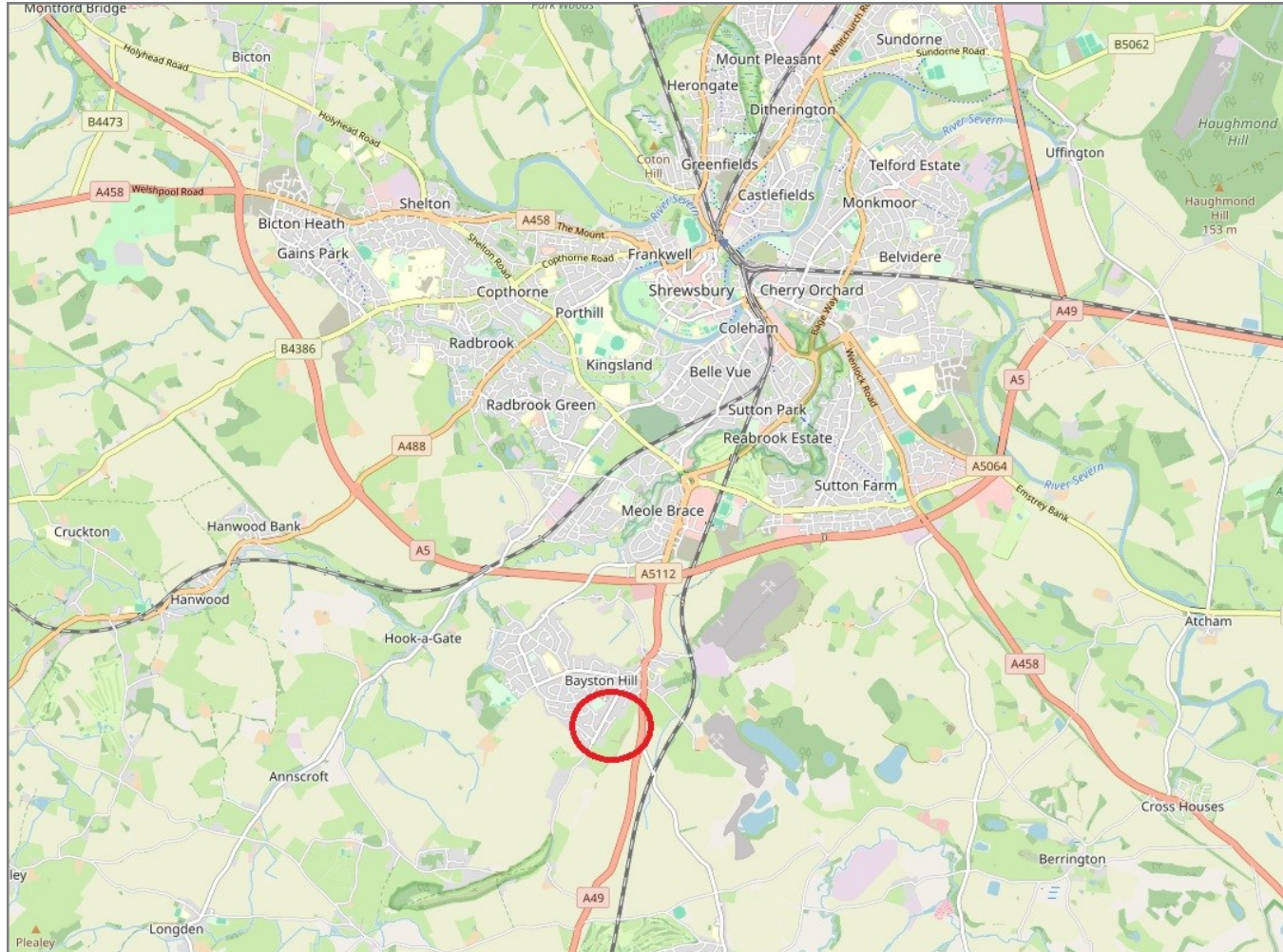
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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