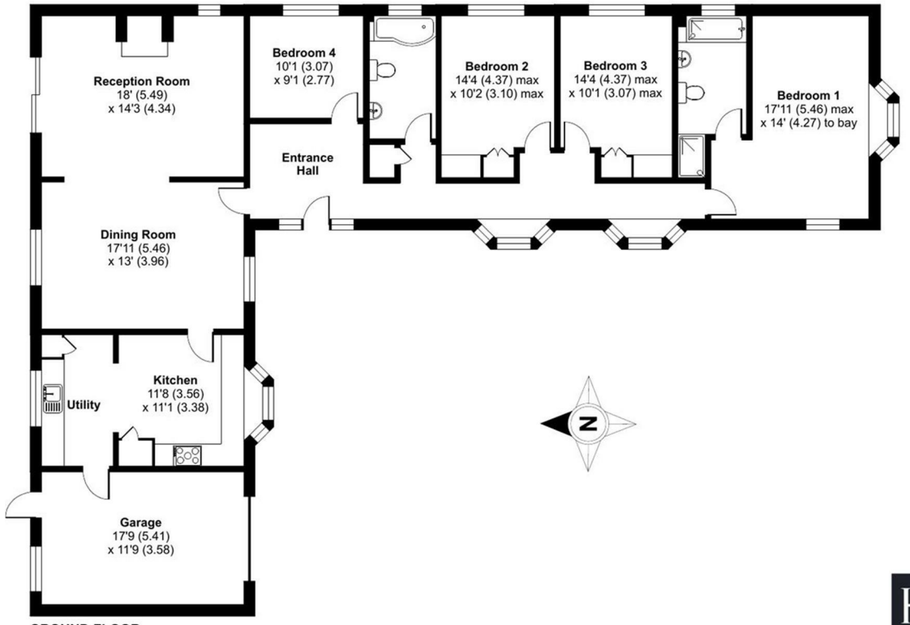
FOR SALE

Amberley, Lyth Hill, Lyth Bank, Shrewsbury, SY3 0BS

Approximate Area = 1711 sq ft / 158.9 sq m
Garage = 210 sq ft / 19.6 sq m
Total = 1921 sq ft / 178.5 sq m
For identification only - Not to scale

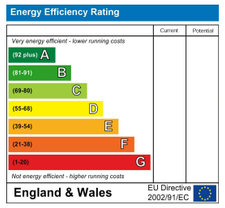


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1295520

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

FOR SALE

Offers in the region of £545,000

Amberley, Lyth Hill, Lyth Bank, Shrewsbury, SY3 0BS

A highly desirable and particularly spacious detached bungalow, set with garage and generous gardens in this most sought after of locations.

FOR SALE

MILEAGES: Shrewsbury 5.6 miles, Telford 20.1 miles. All mileages are approximate.

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Highly desirable detached bungalow**
- **Recently redecorated throughout**
- **Flexible living environment**
- **Scope to modernise**
- **Generous driveway and garage**
- **Easily maintained gardens**

DIRECTIONS

From Shrewsbury, take the Longden Road past the Nuffield Hospital, through the village of Hook-A-Gate and carry on for approximately 0.5 miles and take the first left turning for Lyth Bank. Follow this lane up the bank and at the junction, continue around to the left. Proceed ahead, passing the left turn for Old Coppice on the left hand side and after a short distance, Amberley will be identified on the right hand side.

SITUATION

The property occupies a particularly sought after location and is set in the much favoured area of Lyth Hill. The nearby villages of Longden and Hook-a-Gate provide facilities of a post office/shop, pubs and a primary school, whilst Shrewsbury is easily accessible offering a comprehensive range of amenities including shops, restaurants, leisure and social facilities together with a rail service. Meole Brace Retail Park is also readily available, including a Sainsburys supermarket and commuters will find convenient road links to the A5 and M54 motorway heading towards the Midlands.

DESCRIPTION

Amberley is a detached and generously proportioned bungalow which will no doubt create excellent market appeal. The accommodation has recently been redecorated throughout but also offers fantastic scope for further modernisation. The property boasts a generous living room with sliding patio doors that lead out to the rear gardens. There is also a separate dining room and kitchen, with access through to a useful utility room. The property provides four bedrooms, the principal of which has an en-suite bathroom with separate shower, whilst the remaining three are served by the main bathroom. Outside, there is a generous driveway parking area, together with the attached garage. The gardens are located to the front and rear and offer flowing lawns with established shrubbery beds and borders. Purchasers will be pleased to note that the rear gardens provide a southerly facing aspect.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

With access to loft space, built in linen cupboard with radiator and door to:-

DINING ROOM

With pleasant aspect over rear garden and archway through to:-

LIVING ROOM

With ornamental fireplace with tiled hearth, sliding patio doors leading to the rear sun terrace and gardens beyond.

KITCHEN

Providing a range of eye and base level units comprising cupboards and drawers with generous granite work surface area over. Falcon electric range cooker with double oven and five ring induction hob unit with extractor hood over. Integrated full length fridge, Belfast sink unit with granite worktop and inset granite drainer, mixer tap over, space and plumbing for dishwasher, pleasant aspect over garden, access door to garage, space and plumbing for washing machine.

BEDROOM ONE

With dual aspect windows, door to :-

ENSUITE BATH/SHOWER ROOM

Tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath, shower cubicle, part tiled walls.

BEDROOM TWO

With a range of built in storage units comprising wardrobes, overhead storage cupboards and drawers.

BEDROOM THREE

With a range of built in storage units comprising wardrobes, overhead storage cupboards and drawers.

BEDROOM FOUR

BATHROOM

Tiled floor and a white suite comprising low level WC, pedestal wash hand basin and P shaped panelled bath, part tiled walls and tiled splash.

OUTSIDE

The property is approached over a generous tarmacadam driveway which offers parking for numerous vehicles and gives vehicular access the attached garage.

GARAGE

With up and over metal entrance door, power and light points, loft storage area, Mistral oil fired central heating boiler and access door to gardens.

THE GARDENS

To the front, the gardens offer flowing lawns containing a number of shrubbery beds and borders, together with a variety of specimen trees. A flagged pathway extends down one side of the bungalow with a gated entrance leading to the rear gardens. The majority of the gardens are positioned at the rear and benefit from a southerly facing aspect. A flagged sun terrace entertaining area extends across the width of the property, with steps rising to flowing lawns with established hedgerows and borders containing a number of different plants and specimen trees. To one corner of the garden is a summerhouse. External cold water tap.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating boiler. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.