



SAMUEL WOOD

129 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0AE

Asking Price £285,000







# 129 Lythwood Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0AE



- Well Presented Family Home
- Open Plan Living Dining Room
- Three Generously Sized Bedrooms
- Enclosed Landscaped Garden
- Gas Central Heating
- Extensive Desirable Corner Plot
- Conservatory
- Contemporary Family Bathroom
- Large Driveway & Garage
- EPC Rating C

Samuel Wood is delighted to offer this well presented three bedroom family home occupying a delightful position on Lythwood Road in Bayston Hill. Sitting within an extensive corner plot the property boasts a well designed layout with contemporary living spaces; complemented by a landscaped rear garden, conservatory, garage and large driveway with parking for multiple vehicles. The village of Bayston Hill is within good school catchment, offers local amenities including shops, pubs, restaurants and great road links. Viewing is highly recommended by the selling agent.

129 Lythwood Road is a charming three-bedroom semi-detached property located in the sought-after area of Bayston Hill, Shropshire. The ground floor features a welcoming entrance hall that leads into an open-plan living and dining area, which serves as the heart of the home. The kitchen offers functionality, providing direct access to the rear garden with the adjoining conservatory adding versatility and serves as an ideal space for relaxation or entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, offering comfortable accommodation for a family or guests. The bedrooms are serviced by a modern family bathroom, which is fitted with essential amenities. Each room benefits from natural light, creating a bright and pleasant living environment.

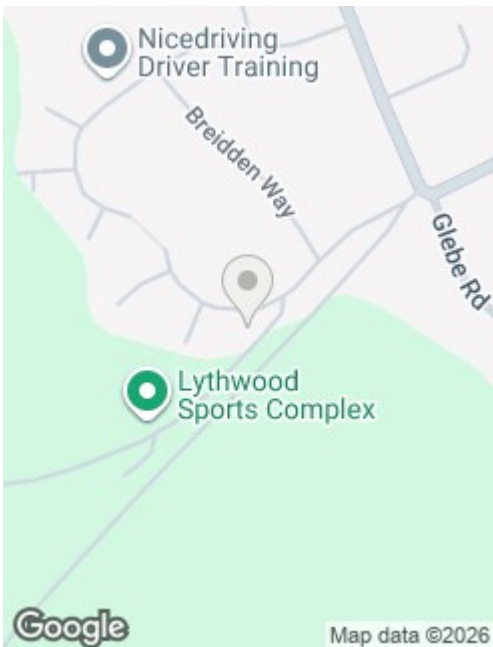
The property sits on a generous corner plot, providing extensive outdoor space. The driveway offers ample parking for several vehicles and leads to a practical garage. The landscaped rear garden is a standout feature, designed for privacy and enclosed for added security. With its well-maintained lawn and patio areas, the garden is perfect for outdoor gatherings or quiet retreats, making this property a delightful family home.











## Directions

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

Broadband Speed: Basic 16Mbps, Superfast 80Mbps & Ultrafast 1000Mbps

\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

Council Tax Band: B

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.













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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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