ZJ&B
Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



12 Lansdowne Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0HX

£315,000

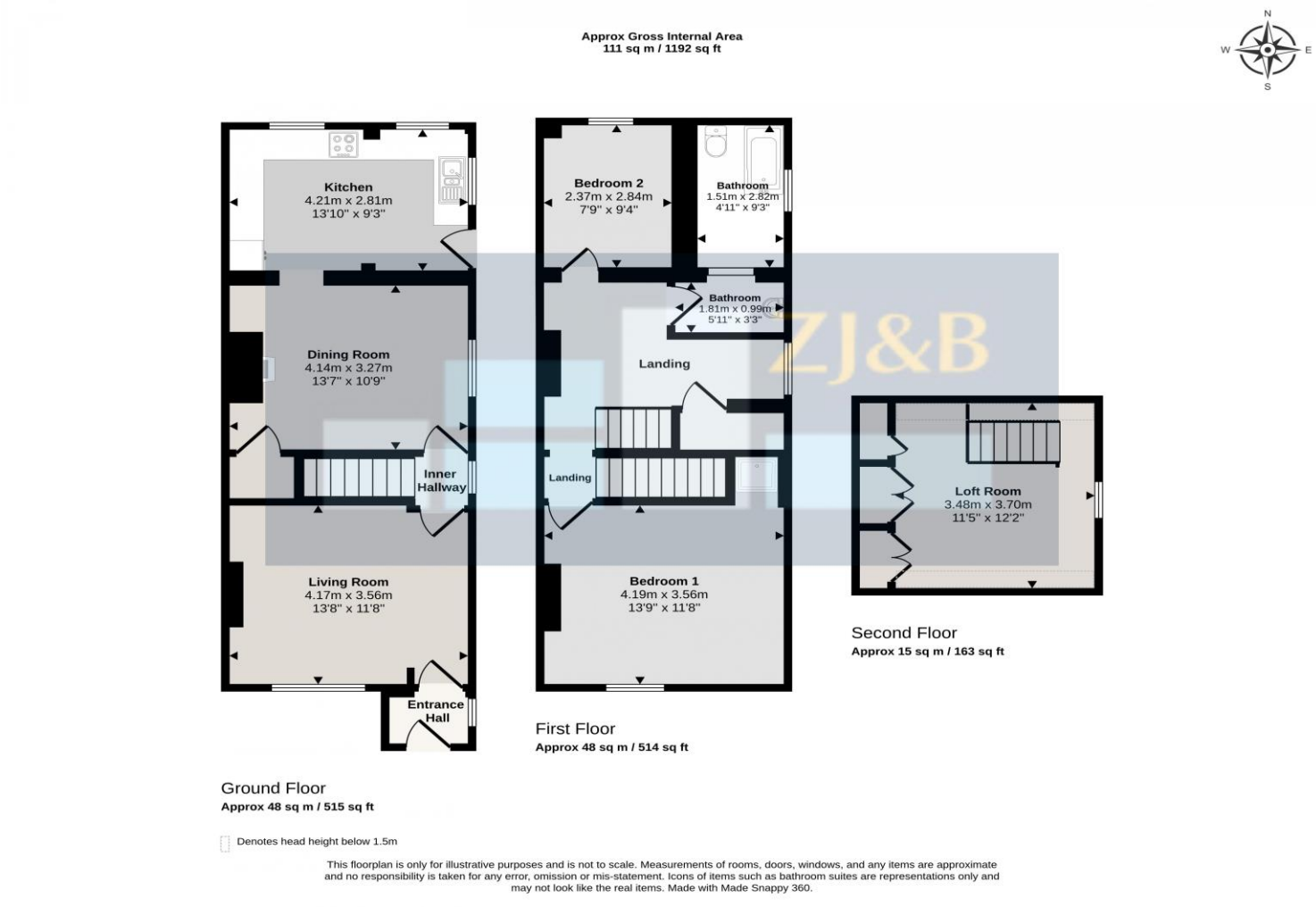
A well-positioned two-bedroom semi-detached home offering generous accommodation, a converted loft, large garden and ample off-road parking, all set within a particularly spacious plot. Offered for sale with NO UPWARD CHAIN.







A well-positioned two-bedroom semi-detached home offering generous accommodation, a converted loft, large garden and ample off-road parking, all set within a particularly spacious plot. Offered for sale with NO UPWARD CHAIN. Situated in the popular village of Bayston Hill, just south of Shrewsbury, 12 Lythwood Road is an appealing home that combines practical living accommodation with an unusually generous amount of outside space. The property is ideally suited to a buyer looking for a home with scope and flexibility. Internally, the property provides a welcoming entrance hall, a living room, separate dining room and a well-positioned kitchen. To the first floor are two well proportioned double bedrooms, with Bedroom One benefiting from its own shower, together with a family bathroom. A particularly useful feature is the loft conversion, providing additional versatile space The property is complemented by a large private garden providing plenty of space to extend subject to neccesarry planning permissions. Bayston Hill is a well-established and popular residential village situated approximately two miles south of Shrewsbury, offering an excellent balance between village life and easy access to the amenities of the county town. The village provides a good range of everyday facilities, including local shops, a post office, pharmacy, community facilities and recreational amenities. For families, the area benefits from local schooling, including Oakmeadow Church of England Primary School, while the surrounding countryside provides numerous opportunities for walking and outdoor recreation. The village also benefits from sporting and leisure facilities, including Lythwood Sports Complex, while nearby Lyth Hill and the surrounding Shropshire countryside offer an attractive setting for those who enjoy walking, cycling and the outdoors. For commuters, Bayston Hill's position close to the A5 and A49 provides convenient road connections, while the historic county town of Shrewsbury is readily accessible for a wider range of shopping, dining, cultural and leisure facilities. Early viewing is highly recommended.



FLOOR PLANS FOR GUIDANCE ONLY



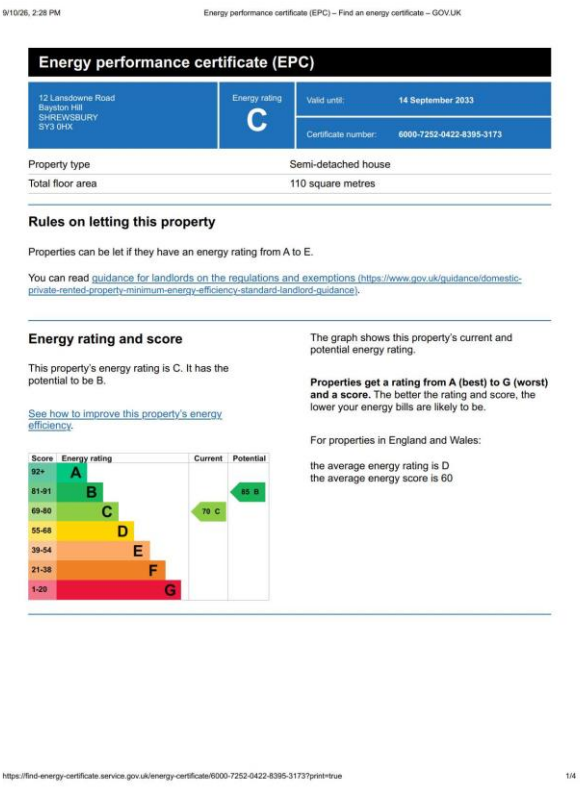












9/10/26, 2:28 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

12 Lansdowne Road Bayston Hill SHREWSBURY SY3 0HX	Energy rating **C**	Valid until:	14 September 2033
		Certificate number:	6000-7252-0422-8395-3173

Property type	Semi-detached house
Total floor area	110 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).

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.

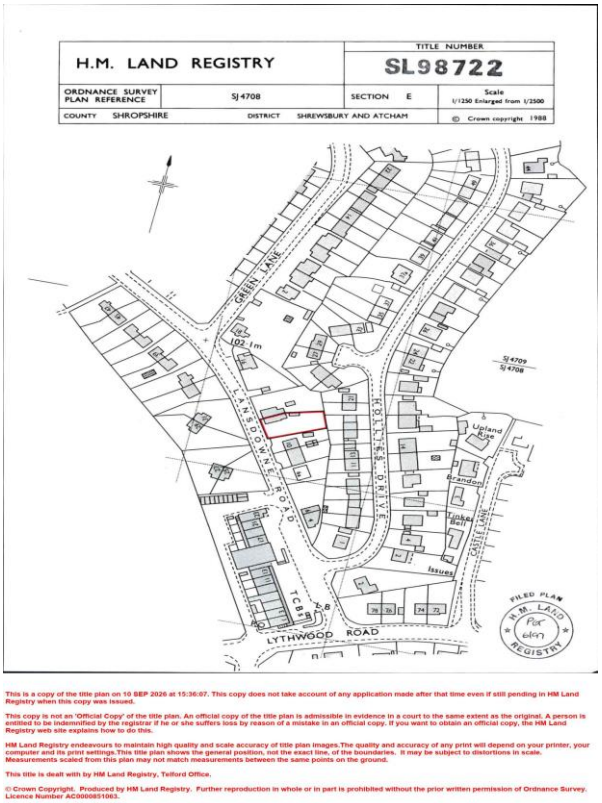
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

https://find-energy-certificate.service.gov.uk/energy-certificate/6000-7252-0422-8395-3173?print=true 1/4



This is a copy of the title plan on 10 SEP 2026 at 15:36:07. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.

Council Tax Band D

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