



SAMUEL WOOD

Baswick, 18 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LY

Offers In The Region Of £390,000



Baswick, 18 Lythwood Road

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- Four Bedroom Family Home
- Breakfast Kitchen with Aga Style Cooker
- Driveway & Detached Garage
- Gas Central Heating
- Modelled on one of the Queens Dolls Houses
- Spacious Reception Rooms
- Family Bathroom & En-Suite
- Close to Excellent Local Amenities
- Large Enclosed Gardens
- EPC Rating D

Baswick, 18 Lythwood Road is a beautifully presented and thoughtfully extended four-bedroom family home, inspired by one of the Queen's Dolls' Houses. Set on a desirable corner plot in the sought-after village of Bayston Hill, this unique property has been transformed by the current owner into a stylish and contemporary living space. The light and spacious interior offers versatile accommodation ideal for modern family life, complemented by generous gardens to the front and rear. Externally, the property benefits from driveway parking, detached garage and attractive landscaped areas, creating both kerb appeal and practicality. A rare opportunity to acquire a distinctive home in a prime location.

Step into the welcoming reception hall, where solid oak flooring sets the tone for the style and quality throughout. To the front, two elegant bay fronted reception rooms offer space for both relaxing and entertaining – the living room with its original fireplace and handy understairs storage and the dining room again with wood flooring. The heart of the home is the generous breakfast kitchen, brimming with character thanks to its farmhouse-style units, Aga-style cooker and space for a breakfast table, while the adjoining utility keeps daily life running smoothly.

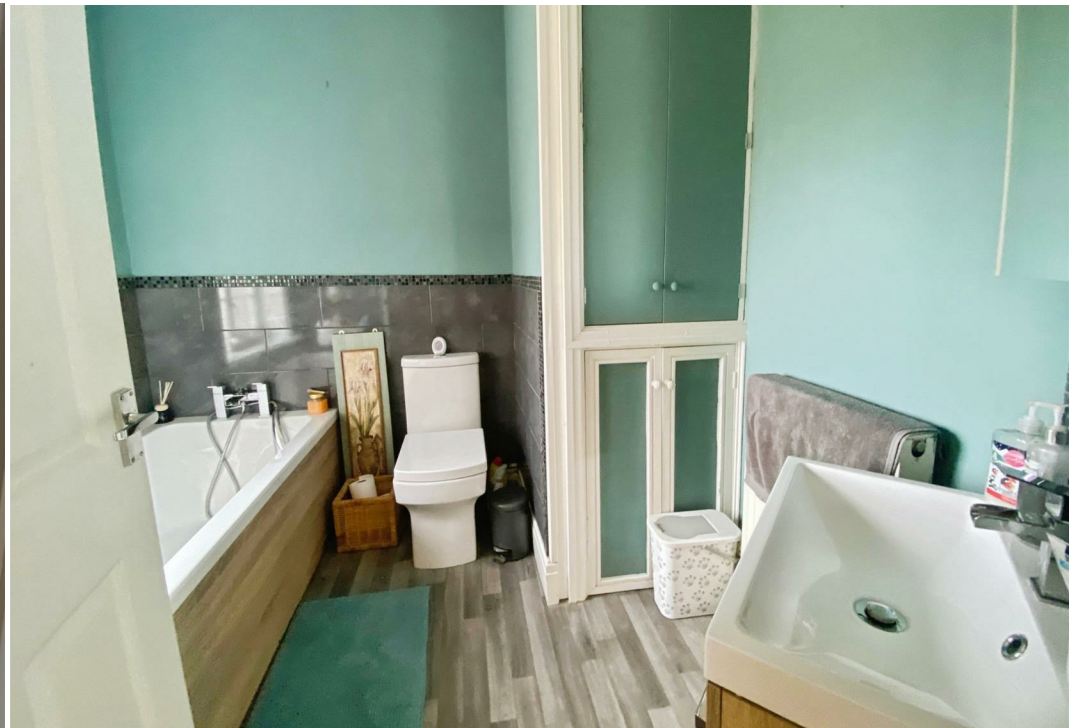
Upstairs, the spacious landing leads to four well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom enjoys its own en-suite shower room, while the family bathroom serves the remaining rooms. Whether you need guest space, home office or cosy children's rooms, the layout offers flexibility for every stage of family life.

Outside, a smart tarmacadam driveway (re-laid in 2022) provides excellent parking and leads to the detached garage. The real joy is the generous and enclosed rear garden, with a lawn for play, patio and decking areas for summer barbecues. Mature borders bursting with flowers, shrubs, and trees. It's the perfect setting for both peaceful mornings and lively gatherings with friends and family.

With its blend of character, comfort, and generous outdoor space, this is a home to fall in love with – and one that is ready to welcome you from the moment you step inside.







Directions

Turn off the A49 into Lyth Hill Road and then turn into Lythwood Road. Our property can be found a short distance on the right, coming onto Chestnut Drive.

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

Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps
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: D

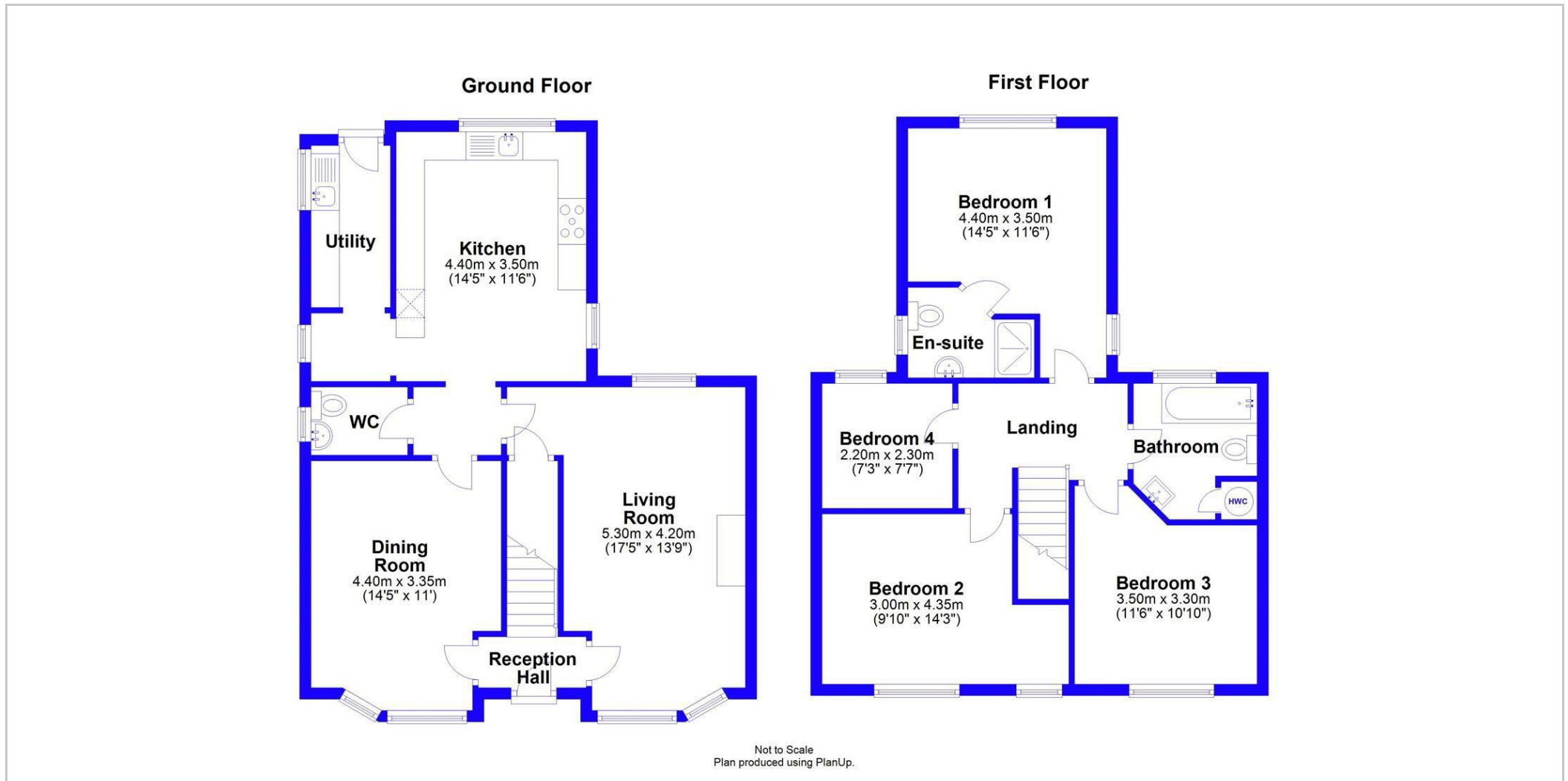
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | shrewsbury@samuelwood.co.uk