

116 Lythwood Road, Bayston Hill, Shrewsbury, Shrewsbury,
SY3 0LW

www.hbshrop.co.uk



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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

An extended, substantial and well proportioned five bedroom detached house, offering versatile living accommodation and occupying a larger than average corner plot which could offer scope for further development subject to necessary planning permission. Bayston Hill enjoys access to a range of local amenities including schooling, shops and essential services along with excellent transport links to the nearby towns of Shrewsbury and Church Stretton. The surrounding countryside also provides a wealth of walking and leisure opportunities adding to the overall appeal of this sought after location. This property has the added benefit of being offered for sale with NO UPWARD CHAIN. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, sitting room, garden room, kitchen/breakfast room, rear lobby, cloakroom, first floor landing, five bedrooms, family bathroom, generous plot having front, side and rear enclosed gardens, garage, driveway, UPVC double glazing, gas fired central heating, and solar panels. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed window, wood effect flooring.

Wooden framed glazed door with glazed window to side gives access to:

Entrance hallway

Having large store cupboard, understairs storage cupboard, radiator.

Wooden framed glazed door from entrance hallway gives access to:

Lounge

13'3 x 11'0

Having UPVC double glazed window to side, radiator, wood burning stove set to a brick style fire surround with timber mantle.

Sliding doors from lounge gives access to:

Dining room

10'11 x 9'1

Having coving to ceiling, radiator.

Square arch from dining room gives access to:

Sitting room

9'7 x 9'6

Having UPVC double glazed sliding door giving access to garden of the property, coving to ceiling.

Wooden framed glazed door from sitting room gives access to:

Kitchen/breakfast room

15'9 x 9'1

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, two UPVC double glazed windows, breakfast bar, wood effect laminate flooring, free standing cooker, tiled splash surrounds.

Doorway from kitchen/breakfast room gives access to:

Rear lobby

Having laminate wood effect flooring, double glazed door giving access to the property's gardens, eye level storage cupboard.





From rear lobby door gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, tiled to walls, UPVC double glazed window, wood effect laminate flooring.

Wooden framed glazed door from dining room and from entrance hallway gives access to:

Garden room

16'7 x 10'7

Having a range of UPVC double glazed windows, UPVC double glazed French doors giving access to front of property, useful storage cupboard with fitted worktop, two radiators.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to front, loft access.

Doors from first floor landing then give access to: Five bedrooms and family bathroom.

Bedroom one

13'9 x 10'2

Having two UPVC double glazed windows, radiator.

Bedroom two

15'11 x 9'0

Having UPVC double glazed window, wash hand basin with store cupboard below, radiator.

Bedroom three

9'9 x 9'1

Having UPVC double glazed window, radiator, wash hand basin with store cupboard below.

Bedroom four

9'4 x 7'3

Having UPVC double glazed window, radiator, cupboard housing gas fired central heating boiler, built-in wardrobe.

Bedroom five

10'6 max reducing down to 6'8 min x 7'3

Having UPVC double glazed window, over stairs store cupboard, radiator.

Family bathroom

Having a four piece suite comprising: Jacuzzi style corner panel bath, separate shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC, wood effect laminate flooring, UPVC double glazed window, radiator, extractor fan to ceiling, tiled to walls.

Outside

The property occupies a generous corner plot. On approaching the property to the right hand side there are two lawn gardens, mature shrubs, paved pathway giving access to front door and to Lythwood Road and mature hedging. To the left hand side there is a large paved sun terrace with outside lighting point. A further private lawn area with inset shrubs and offers good levels of privacy and being enclosed by mature hedging. Access is then given to the property's:

Rear garden

Which comprises: Substantial paved patio covered by a timber and Perspex canopy, garden pond, Vegetable plot, timber and breezeblock garage. From the garage gated access then leads the property's driveway.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

