



56 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA

4 bedroom semi-detached house — £325,000 Freehold

56 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA

Coopergreenpooks.co.uk

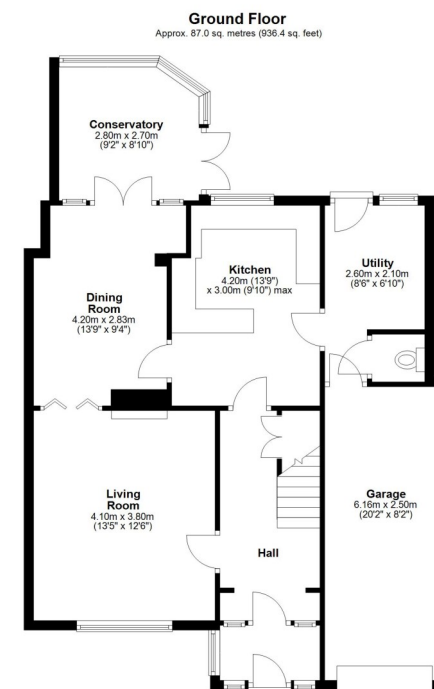
£325,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a lovely position within a popular residential area, this extended semi-detached house offers very well-proportioned and practical accommodation, while benefitting from private front and rear gardens, ample driveway parking, and integral garage.

KEY FEATURES

- Entrance porch opening to a good-sized hallway with useful storage and staircase to a spacious landing
- Large living room with feature fireplace and bi-folding doors to the separate dining room, which opens onto the conservatory
- Fitted kitchen with a range of units, space for appliances, and access to the practical utility which connects to the garden, WC, and garage
- On the first floor are four generous bedrooms and a family bathroom with shower. Bedroom one has been re-configured to incorporate one of the original bedrooms into the extension, creating a double bedroom with additional dressing area
- Private and established rear garden, laid to lawn with paved terrace, well-stocked borders and planted beds, as well as mature plants and trees. There is also a useful timber garden store and gated access to side
- To the front of the property is a driveway providing plenty of parking, with an adjoining established and planted garden. The large integral garage has power, lighting, and an electric door
- The property has been extended significantly over the years to the front, rear and side. Although in need of some general modernisation, the additional space will allow a new buyer to create a fantastic family home
- A very convenient location, just a few minutes' walk from a fantastic range of amenities, including the village primary school, medical practice, supermarket, pub, the Lythwood sports complex and nature reserve. The property is also just a 5/10-minute drive from town and the Meole Brace retail park.
- Sold vacant with no upward chain



Total area: approx. 144.4 sq. metres (1554.7 sq. feet)









56 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA

£325,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



rightmove 

 OnTheMarketTM.com



56 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA

£325,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk

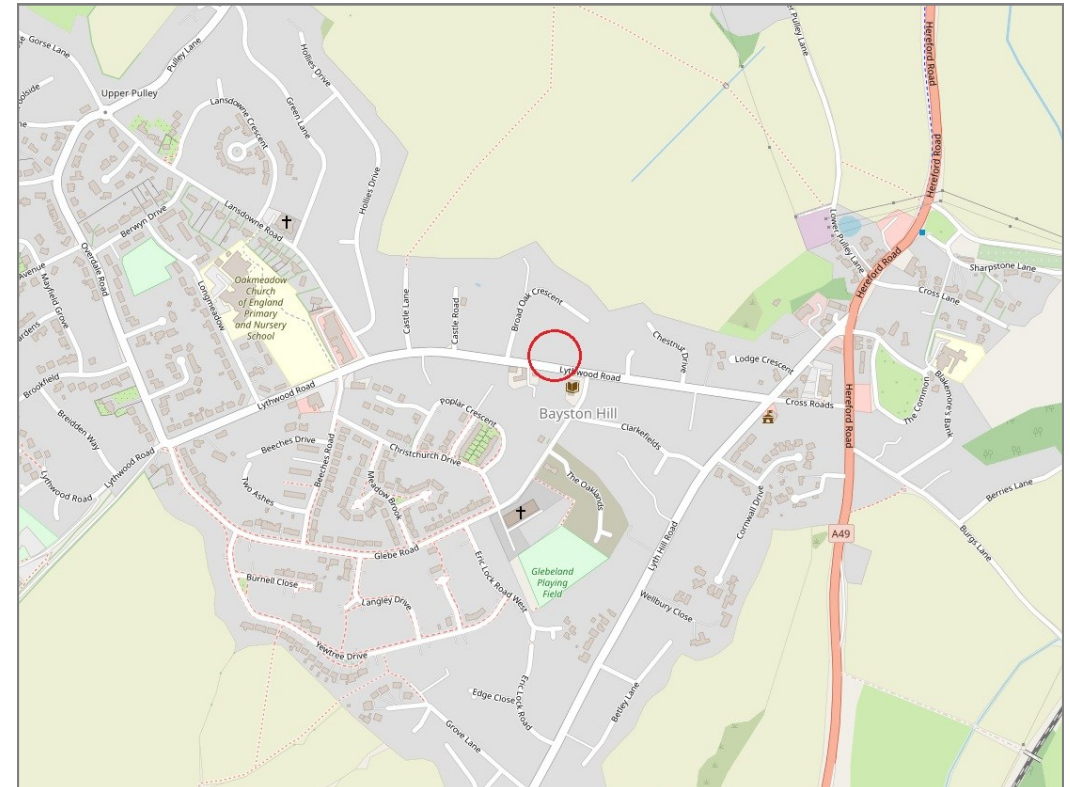
rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band C
EPC Band	TBC
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

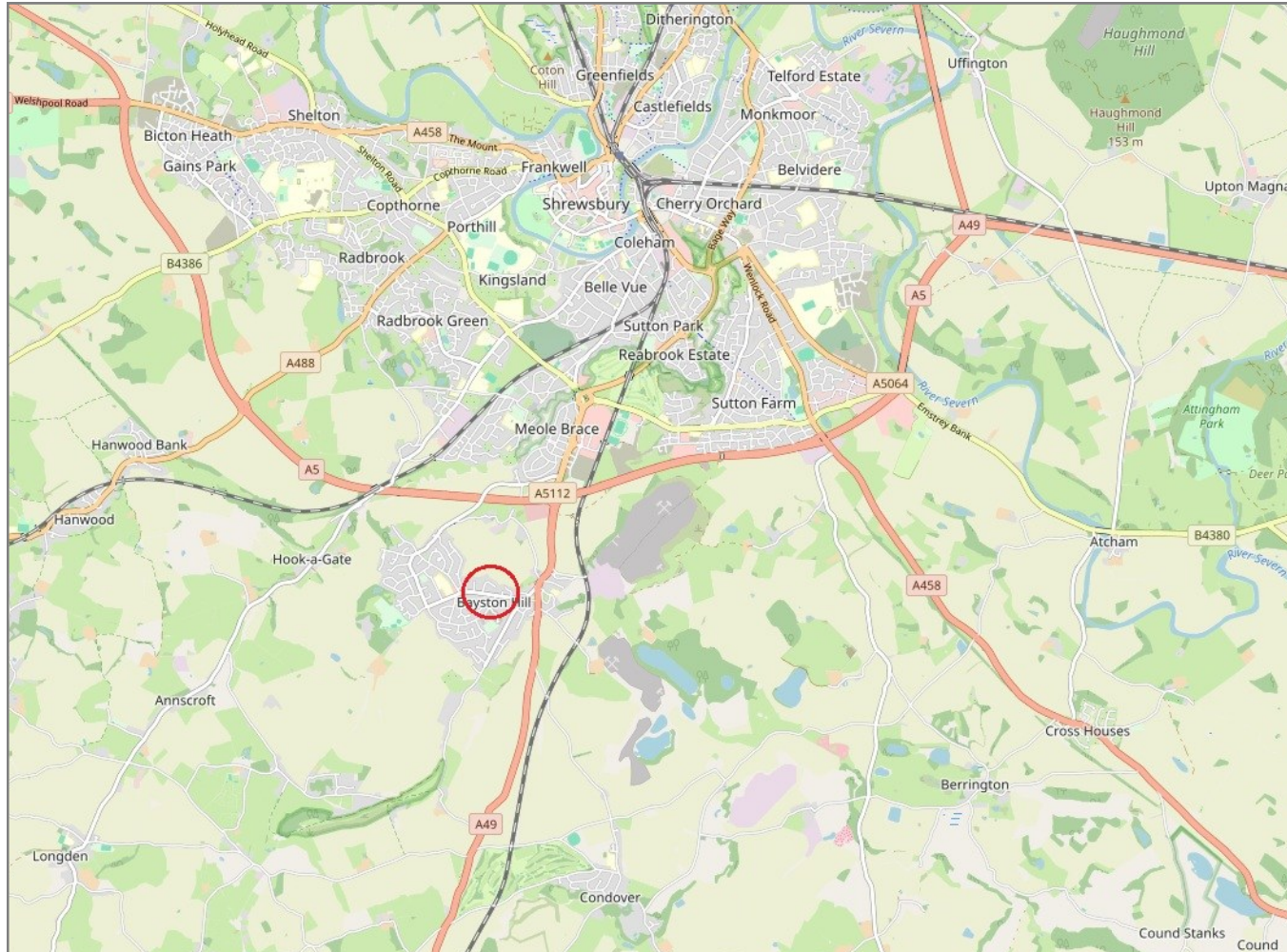
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

56 Lythwood Road, Bayston Hill, Shrewsbury, SY3 0NA

Coopergreenpooks.co.uk

£325,000 Freehold — 4 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.