



SAMUEL WOOD

126 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0LV

Asking Price £225,000







# 126 Lythwood Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0LW



- Beautifully Presented Home
- Contemporary Kitchen Diner
- Two Generously Sized Bedrooms
- Four Car Driveway & Landscaped Gardens
- Gas Central Heating
- Spacious Reception Room
- Large Plot
- Modern Family Bathroom
- Sought After Quiet Location
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented two bedroom home on Lythwood Road in Bayston Hill. Occupying a desirable position the property boasts generously sized contemporary living spaces comprised over two floors within a well designed layout. All complemented by landscaped gardens, four car driveway and sitting inside an extensive plot making this an attractive proposition for a variety of buyers. Close to great amenities including, pubs, shops, food outlet, excellent rural walks including Lyth Hill, retail park, within good school catchment and practical road links. Viewing is highly recommended by the selling agent.

126 Lythwood Road in Bayston Hill, Shropshire, is a well-presented two-bedroom semi-detached home offering a welcoming layout. On the ground floor, the property opens with a practical porch that leads into a bright and spacious living room, ideal for relaxation and entertaining. Adjacent to this is a modern kitchen diner, fitted with contemporary units and ample dining space, creating a stylish yet functional hub for the home. A door opens directly from the dining area onto the rear patio, seamlessly connecting indoor and outdoor living.

Upstairs, the property provides two generously sized double bedrooms, both offering comfortable proportions and versatility for a range of lifestyles. The rooms are light and airy, creating inviting spaces for rest and personalisation. Serving the bedrooms is a contemporary family bathroom, finished with modern fittings and providing a sleek, practical space for daily use. The upstairs layout combines comfort and style, ensuring a balance between private and shared living areas.

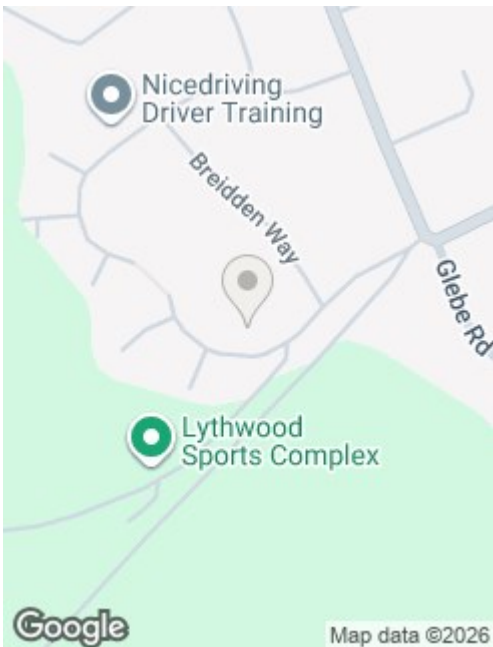
Externally, the home is set on a large plot, offering excellent outdoor space and curb appeal. To the front, there is a garden area alongside a substantial driveway with capacity for up to four vehicles. Side access leads to the rear garden, which is spacious and well-maintained, featuring a patio ideal for outdoor dining and entertaining, along with a generous lawn. The property also benefits from a useful storage shed, enhancing practicality. With both front and rear gardens, ample parking, and versatile outdoor areas, the exterior of 126 Lythwood Road complements the home's interior beautifully.











## Directions

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

Broadband Speed: Basic 16Mbps, Superfast 88Mbps & Ultrafast 2300Mbps

\*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.













**Total floor area: 68.2 sq.m. (734 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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