

Clove Hitch Cottage, Rope Walk Lyth Hill, Lyth Bank,  
Shrewsbury, Shropshire, SY3 0BS

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.  
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An attractive, charming and instantly appealing one double bedroom detached cottage, which has undergone a recent programme of total renovation/redesign throughout being finished to an exceptionally high standard. The property is situated within this highly desirable residential location adjacent to the picturesque Lyth Hill nature reserve. Lyth Hill is renowned for it's highly sought after location being within easy reach of the medieval town centre of Shrewsbury and the local bypass linking up to the M54 motorway network. This property is offered for sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, refitted kitchen/diner, stylish refitted ground floor shower room, first floor double bedroom, side and rear gardens, pleasing rural aspect to rear, ample off street parking for two vehicles, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Sealed unit double glazed entrance door gives access to:

#### Hallway

Having radiator, wood effect LVT flooring, recessed spotlights to ceiling, wall mounted heating control panel.

From entrance hallway access is given to:

#### Lounge

10'0 x 8'9

Having wood effect UPVC double glazed windows to front and side of property, exposed beam and recessed spotlights to ceiling, radiator, LVT wood effect flooring, understairs storage cupboard with plumbing for washing machine.

From entrance hallway access is given to:

#### Refitted kitchen/diner

14'2 x 7'9

Having replace eye level and base units with built-in cupboards and drawers, integrated oven, four ring induction hob with cooker canopy over, integrated fridge, fitted Quartz worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled splash surrounds, radiator, three wood effect UPVC double glazed windows to front and side of property, recessed LED spotlights to ceiling, LVT wood effect flooring, wooden door giving access to front of property, store cupboard housing gas fired central heating boiler.

From entrance hallway door gives access to:

#### Refitted shower room

Having a large walk-in tiled shower cubicle with drench shower over plus hand-held shower attachment off, low flush WC, wall hung wash hand basin with mixer tap over and storage drawers, below, wood effect UPVC double glazed window to rear, wall mounted extractor fan, feature exposed beam and stone pillar, heated towel rail, part tiled to walls, tiled effect flooring, LED recessed spotlights to ceiling.

From entrance hallway stairs rise to:

#### Bedroom

12'2 max x 11'2 max

Having wood effect UPVC double glazed windows to front, side and rear of property, feature exposed timbers to ceiling, radiator, two outside wall lights points.

#### Outside

To the front of the property there is a low maintenance paved area. Gated access then leads to a side garden enclosed by stone walling and mature hedging, outside lighting point and low maintenance stone sections. Gated side access then leads to the property's low maintenance:

#### Rear garden

Having paved pathway, low maintenance stone section, mature hedging. To the side of this there is off street parking for a minimum of two vehicles. From the rear there is a pleasing rural aspect.

#### Services

Mains gas, water, electricity and water treatment plant 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.

#### COUNCIL TAX BAND

TBC

#### 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

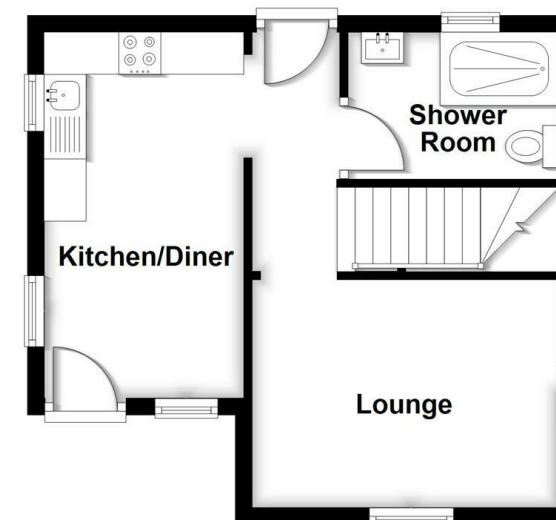
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FLOORPLANS

### Ground Floor



### First Floor

