



SAMUEL WOOD

102 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0NZ

Asking Price £260,000



# 102 Lythwood Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0NZ



- Beautifully Presented Three Bedroom Home
- Spacious Open Plan Reception Rooms
- Detached Garage & Driveway
- Popular Bayston Hill Location
- NO UPWARD CHAIN
- Renovated And Decorated Throughout
- Modern Shaker Style Kitchen
- Sizeable Enclosed Rear Gardens
- Gas Central Heating
- EPC Rating D

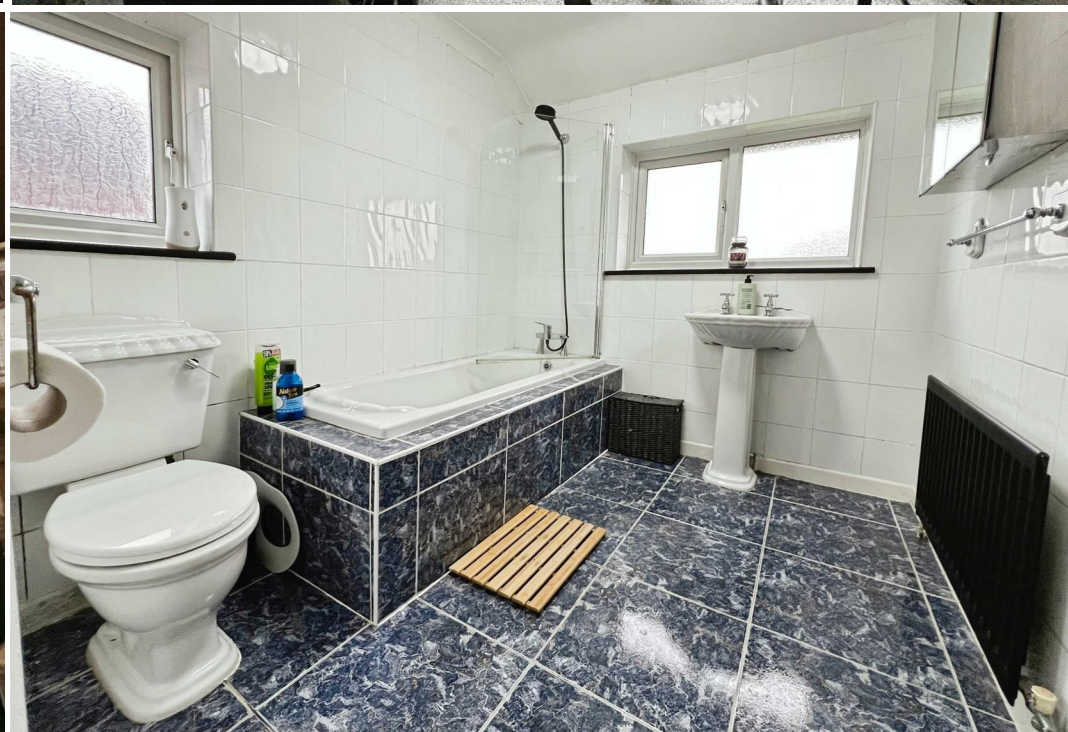
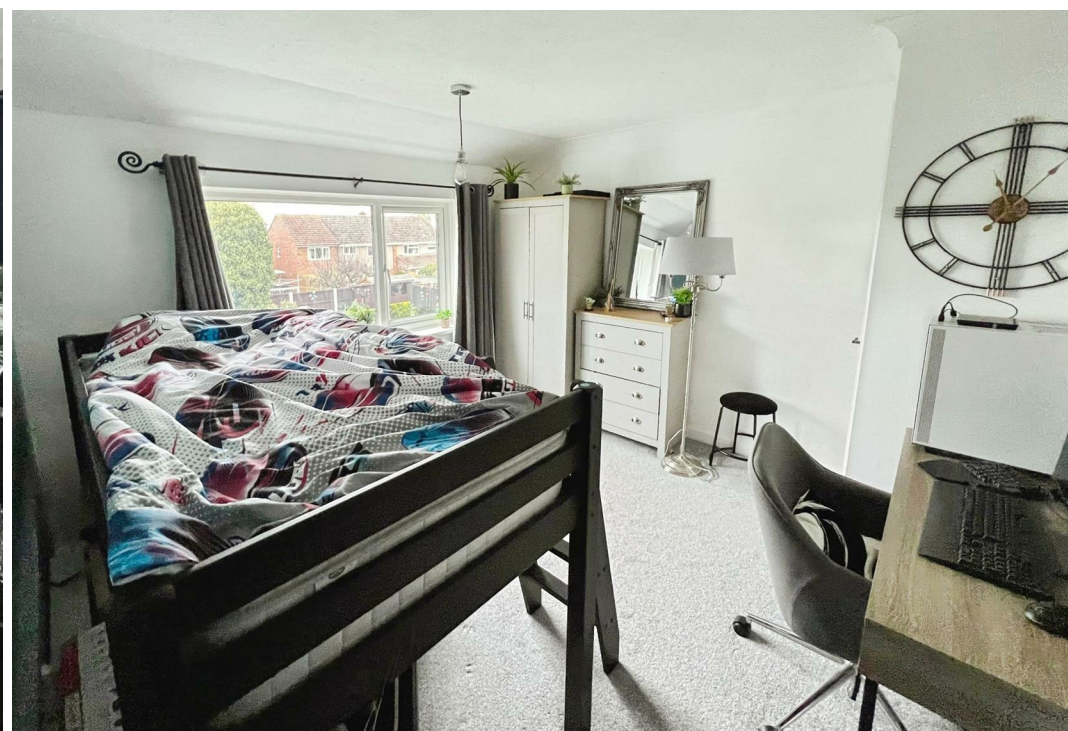
Samuel Wood is delighted to offer for sale this beautifully presented and recently renovated three bedroom semi-detached family home on Lythwood Road in the ever-popular village of Bayston Hill, just south of Shrewsbury. Boasting sizeable contemporary living spaces comprised within a well designed layout all complemented by generous driveway, detached garage and large well maintained gardens, the property offers an ideal balance of village charm and everyday convenience. Bayston Hill is highly regarded for its excellent local amenities including shops, pubs, food outlets and well-regarded schools, whilst Meole Brace Retail Park and Shrewsbury town centre are both within easy reach. Excellent road links make commuting straightforward, adding further appeal for families, first-time buyers and downsizers alike. Offered with no onward chain, viewing is highly recommended.

The accommodation has been thoughtfully decorated and renovated to create bright, welcoming interiors throughout. At the heart of the home is a spacious open plan living and dining room, providing an excellent space for both everyday family life and entertaining. Sliding doors open directly onto the rear garden, allowing plenty of natural light while creating a seamless connection between indoor and outdoor living.

The kitchen is well arranged and benefits from direct access to the driveway, offering practicality for day-to-day use. Upstairs, three well-proportioned bedrooms are served by a modern bathroom, completing the comfortable layout of this appealing family home.

Externally, the property occupies a particularly good plot with sizeable private gardens to the rear, providing plenty of space for relaxation, play, or gardening. A generous driveway offers ample parking and leads to a detached garage, further enhancing the practicality of the property. Offered for sale with no onward chain, this home presents an excellent opportunity for buyers seeking a well-maintained property in a desirable village location.







## Directions

What3words: ///zips.melon.final

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

Broadband Speed: Basic 17Mbps, Superfast 80Mbps & 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: C

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

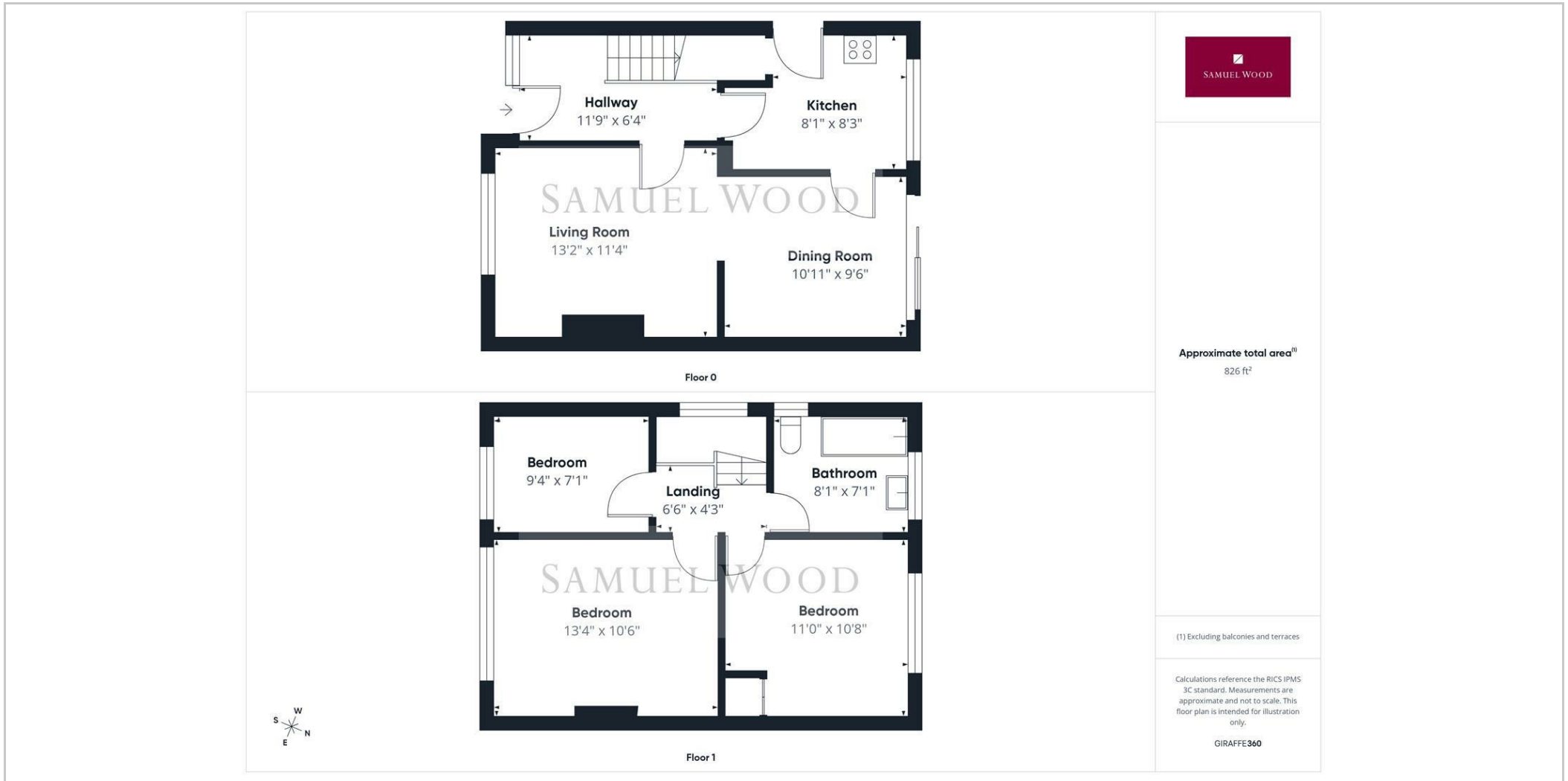
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

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

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