



Orchard Cottage, 51 Lythwood Road, Bayston Hill,  
Shrewsbury, Shropshire, SY3 0NA

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**Offers In The Region Of £460,000**

Viewing: strictly by appointment  
through the agent

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A rare opportunity has arisen to acquire this attractive, spacious, improved and beautifully presented three bedroom detached cottage, offering unique and versatile living accommodation throughout which will appeal to many potential buyers. The property occupies a generous size plot within this popular residential location of Bayston Hill. Excellent local amenities can be found nearby some of which include shops, takeaway outlets, public house, schooling, medical practice, nearby bus stop and tranquil countryside walks within the areas surrounding countryside. Access to the Meole Brace Retail Park, Shrewsbury Town Centre and local by-pass are also highly accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Two entrance hallways, entrance vestibule, cloakroom, study / ground floor bedroom, lounge, dining room, attractive kitchen / breakfast room, bespoke ground floor bathroom, first floor landing having two double bedrooms, dressing room / occasional fourth bedroom, low maintenance front garden, beautifully maintained / landscaped generous size rear enclosed gardens, good sized stoned driveway, large detached single garage, UPVC double glazing, gas fired central heating, sought after residential location and viewing is essential.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

## Entrance hallway

Having UPVC double glazed window to front, radiator, tiled floor, shelved store cupboard. Door from entrance hallway gives access to:

## Cloak room

Having low flush wc, wall mounted wash hand basin, heated towel rail, UPVC double glazed window to front and tiled floor.

Door from entrance hallway gives access to:

## Lounge

Leanne  
16'10 x 12'10

Having feature wood burning stove set to an exposed brick chimney breast with timber mantle, oak wooden flooring, picture rail, radiator and wall light points.

Door from lounge gives access to:

### Study / ground floor bedroom

## Study / group

Having two UPVC double glazed windows, oak wooden flooring, radiator and coving to ceiling.

Sliding door from lounge gives access to:

## UPVC double glazed conservatory

16'1 x 8'8

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, UPVC double glazed French doors plus additional UPVC double glazed door gives access to rear gardens, polycarbonate roof and tiled floor.

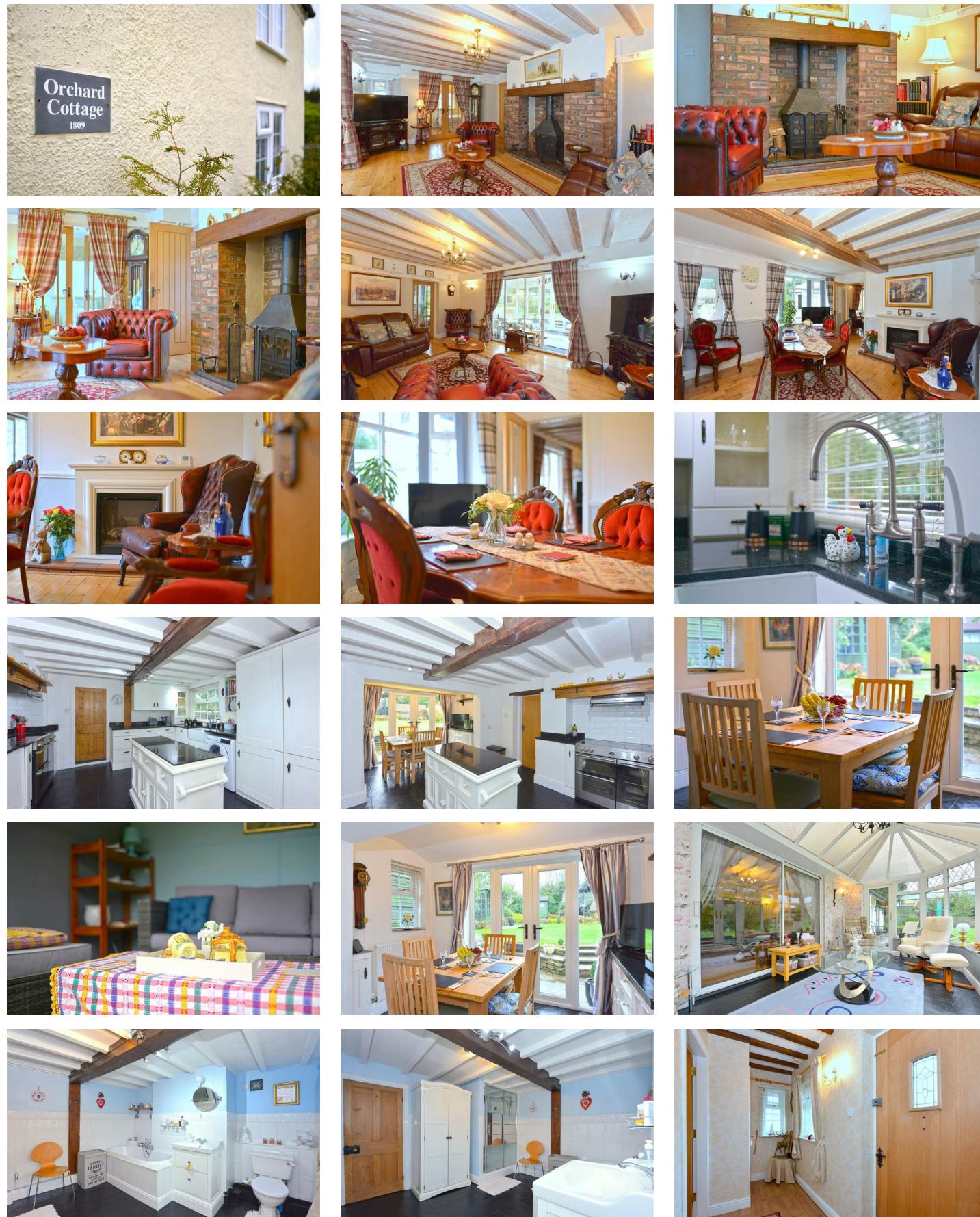
Wooden framed glazed door from lounge gives access to:

## Dining room

**Billing Room**

Having oak wooden flooring, radiator, UPVC double glazed bay window to rear with additional UPVC double glazed window to side, log effect contemporary fire, coving to ceiling and dado rail. Wooden framed glazed door from dining room gives access to:





**Attractive kitchen / breakfast room**

18'5 x 10'7

Having attractive eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset Belfast style sink and antique style mixer tap over, integrated fridge/freezer, Stoves induction double cooker (vendor advises this has been recently purchased), Bosh cooker canopy over, glass display cabinet, UPVC double glazed windows to side and rear of property, tiled floor, radiator and UPVC double glazed French doors giving access to rear garden. Door from kitchen / breakfast room gives access to:

**Entrance hallway 2**

Having two UPVC double glazed windows, engineered wooden flooring, radiator and cloaks cupboard. Door from second entrance hallway gives access to:

**Entrance vestibule**

Having glazed window to side and tiled floor. Door from entrance vestibule gives access to:

**Bespoke bathroom**

Having a pleasing four piece white suite comprising: Double ended tiled panel bath with mixer tap over with handheld shower attachment off, low flush wc, wash hand basin with mixer tap over and storage cupboards below, tiled shower cubicle, tiled floor, UPVC double glazed window to front, part tiled to walls and radiator.

From entrance hallway 2 stairs rise to:

**First floor landing**

Having linen store cupboard with Worcester gas fired central heating boiler. Panelled doors from first floor landing the give access to two double bedrooms.

**Bedroom one**

12'4 x 11'7

Having two UPVC double glazed windows, radiator, dado rail, coving to ceiling and loft access.

**Bedroom two**

12'0 x 11'7

Having two UPVC double glazed windows to side and rear of property, radiator, coving to ceiling and dado rail.

From bedroom one door give access to:

**Dressing room / occasional bedroom**

12'7 x 7'8

Having fitted wardrobes, UPVC double glazed window to rear, dado rail and radiator. This area could make an ideal en-suite if required.

**Outside**

To the front of the property there is a low maintenance frontage having crazy paved pathway giving access to front door, low maintenance barked area with inset shrubs and gated pedestrian side access. To the side of the property double timber gates give access to a large stoned driveway which leads to:

**Large detached garage**

18'7 x 10'9

Having up and over door, fitted light, glazed window and service door to side.

**Rear enclosed garden**

The rear gardens of the property are a fantastic feature having beautifully kept lawned garden areas, paved patios and sun terraces, low maintenance stone sections, raised decked area, brick built store, range of timber garden sheds, summer house, well established shrubs, plants, bushes and the rear gardens are fully enclosed.

**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.

**COUNCIL TAX BAND D**

**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).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

