



4 THE MALTINGS

BAYSTON HILL | SHREWSBURY | SY3 0QE





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Shrewsbury 3.5 miles | Telford 15.3 miles
(all mileages are approximate)

A MOST APPEALING AND WELL PROPORTIONED SEMI DETACHED HOUSE,
REQUIRING IMPROVEMENT, SET WITH GARAGING AND GARDENS IN
THIS POPULAR VILLAGE LOCATION.

Walking distance of amenities
Good sized living space
Areas of improvement required
Driveway parking and garaging
Rear gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed to the Dobbies bypass roundabout and continue south along the A49 in the direction of Bayston Hill and Church Stretton. Proceed into Bayston Hill, taking the right turn onto Lyth Hill road, followed by the second right turn onto Lythwood Road. Continue along then turn left into Glebe road, followed by a right turn into Christchurch drive followed by a second right into The Maltings where the property will be found.

SITUATION

The property is most conveniently positioned, with amenities being only a short distance away including a selection of shops, whilst Shrewsbury town centre is within easy reach. Commuters will find excellent road links to the A5, which continues round to the north and Chester, or heading east towards the M54 and Midlands conurbations.

PROPERTY

Situated in the popular residential area of Bayston Hill, 4 The Maltings is a well-proportioned three-bedroom semi-detached house, offering generous accommodation and excellent potential to create a comfortable and attractive family home.

The property is approached via an entrance porch, leading into a welcoming living room with good proportions and natural light. To the rear is a spacious kitchen/diner, providing an excellent everyday space with ample room for both kitchen facilities and dining. A separate utility room and useful guest WC complete the ground floor accommodation.

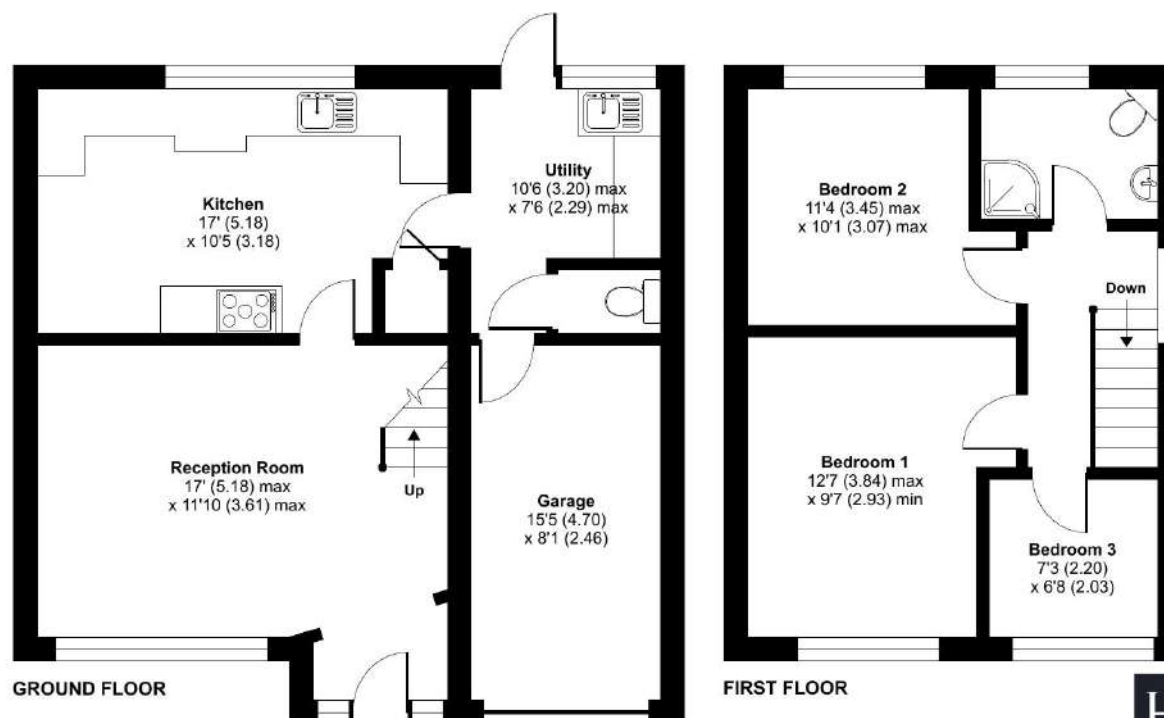
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
Produced for Halls. REF: 1509345

To the first floor, the landing provides access to three bedrooms, together with a modern shower room. The accommodation offers good flexibility and would suit a range of buyers, including families, first-time purchasers and those looking for a property with scope to improve and personalise.

The property does require areas of updating and improvement throughout, providing an excellent opportunity for a new owner to put their own stamp on the house and enhance its full potential. With its well-proportioned rooms and practical layout, the property offers an exciting opportunity to create a particularly appealing home once the works are complete.



Approximate Area = 910 sq ft / 84.5 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1030 sq ft / 95.6 sq m
For identification only - Not to scale





OUTSIDE

To the front, the property benefits from a generous driveway, providing ample off-road parking and leading to the attached garage. The front garden is predominantly gravelled, offering a low-maintenance approach.

The rear garden includes a patio area, together with a further section which currently requires attention. This area offers excellent potential for landscaping and improvement, allowing the new owner to create an attractive and private garden to suit their own requirements.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



