

# 42 Lyth Hill Road Bayston Hill Shrewsbury SY3 0EX



**2 Bedroom House - Mid Terrace**  
**Offers In The Region Of £269,500**

## **The features**

- EXCELLENT 2 BEDROOM HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 2 GENEROUS BEDROOMS AND BATHROOM
- WELL STOCKED ENCLOSED REAR GARDEN
- EPC RATING C
- ENVIABLE EDGE OF VILLAGE LOCATION
- LOUNGE, DINING ROOM, GOOD SIZED KITCHEN, CLOAKROOM
- DRIVEWAY WITH PARKING, ADDITIONAL PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



**\*\*\* IMMACULATE 2 BEDROOM HOME WITH GARAGE \*\*\***

An excellent opportunity to purchase this attractively presented and improved 2 bedroom home – perfect for first time buyer, growing family or those looking to downsize with space.

Occupying an enviable position on the edge of this much sought after village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Bayston Hill is self sufficient with a range of amenities including schools, doctors, church, independent shops, supermarket, regular bus service to the Town Centre, recreational facilities and lovely countryside walks.

The accommodation briefly comprises Hall, Lounge, Dining Room, Kitchen, Cloakroom, 2 double Bedrooms, Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

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### ENTRANCE HALL

Door opening to Entrance with attractive LVT floor covering, radiator.

### LOUNGE

A lovely light room having walk in bay window with fitted plantation style shutter blinds to the front. Chimney breast with recess for ornamental fire, media point, wooden effect flooring, radiator.

### DINING ROOM

with chimney breast with recess for ornamental fire, wooden effect flooring, radiator, large useful double storage cupboard with shelving.

### KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space and point for 'range style' cooker with extractor hood over, tiled surrounds and matching eye level wall units. Utility Section with work surface having space beneath for appliances and recess for fridge/freezer, gas central heating boiler, tiled floor, door and window to the garden.

### CLOAKROOM

With useful cloaks/storage area and bi-fold door to WC and wash hand basin, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing off which lead

### BEDROOM 1

A lovely double room having window overlooking the front, radiator and walk in wardrobe with hanging rail, shelving and window to the front.

### BEDROOM 2

A generous sized room with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, window to the rear, radiator.

### OUTSIDE

The property is set back from the road and approached over brick paved driveway with parking for two cars. To the side there is additional parking and Garage which has up and over door and personal door to the rear garden.

The Rear Garden offers a good level of privacy and is laid to paved sun terrace with pathway flanked either side to lawn with well stocked flower, shrub and herbaceous beds, enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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## Judy Bourne

Director at Monks

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## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

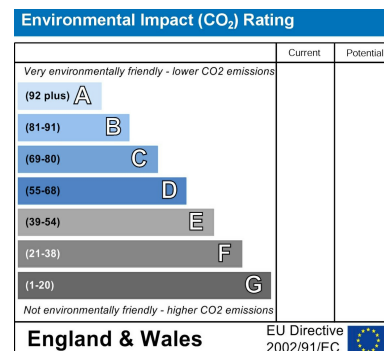
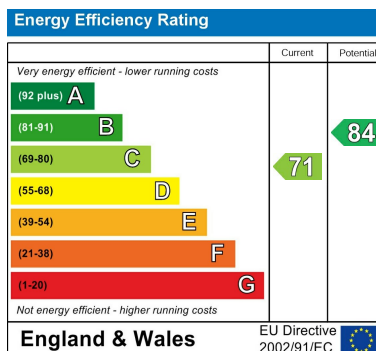
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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