



9 The Maltings

Bayston Hill, Shrewsbury, Shropshire, SY3 0QE



- Well Presented Family Home
- Large Kitchen Diner
- Landscaped Garden
- Quiet Sought After Position
- Gas Central Heating
- Three Well Proportioned Bedrooms
- Spacious Living Room
- Integral Garage & Driveway for Three Cars
- Utility Room
- EPC Rating D

Samuel Wood is delighted to offer for sale this well presented family home on The Maltings in Bayston Hill, Shropshire. Boasting a well designed layout the accommodation provides generous living spaces comprised over two floors all complemented by multi vehicle driveway, landscaped garden and integral garage. Occupying a sought after quiet position close to excellent amenities including shops, pubs, food outlets, Meole Brace Retail Park, idyllic rural walks, practical road links and within good school catchment. Viewing is highly recommended by the selling agent.

Ground Floor:

9 The Maltings, Bayston Hill, Shropshire, offers a welcoming and practical layout beginning with an enclosed porch that leads into a spacious living room, perfect for relaxing or entertaining. The ground floor continues with a large, open-plan kitchen diner that provides ample space for family meals and gatherings, featuring modern fittings and plenty of natural light. Adjacent to the kitchen is a useful utility room that provides access to the rear garden, adding extra convenience for household chores and storage needs.

First Floor:

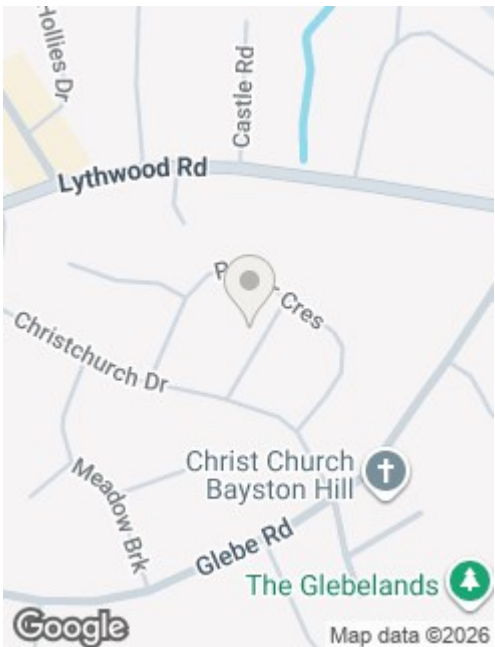
Upstairs, the property features three well-proportioned bedrooms, each offering a comfortable and versatile living space suitable for family members or guests. The rooms are bright and airy, with space for both sleeping and additional furnishings. A contemporary family bathroom serves the first floor, fitted with modern fixtures and a clean, neutral décor, creating a relaxing environment ideal for daily use.

Outside:

Externally, the home benefits from a generous three-car driveway leading to an integral garage, providing both parking and additional storage options. The front is neat and low-maintenance, while the landscaped rear garden offers an attractive and private outdoor area, perfect for leisure or entertaining. The property is also equipped with a Ring doorbell and security camera system, offering added peace of mind and modern convenience for homeowners.







Directions

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

Broadband Speed: Basic 17Mbps, Superfast 94Mbps & 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.



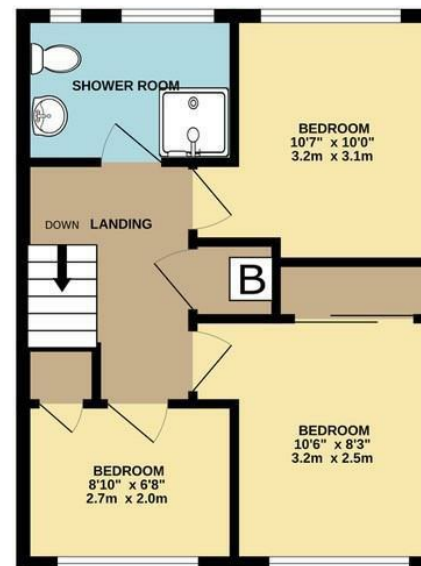


Floor Plans

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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