



Zaza Johnson & Bath
Estate Agents

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95 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0NT

£240,000

Offered with no upward chain, this 3 bedroom semi detached house enjoys a south facing rear garden and offers excellent family sized accommodation including: Entrance Hall, Spacious Living/Dining Room, Kitchen, Large Garage, 3 Bedrooms, Bathroom, GCH, DG. Conveniently situated for all that Bayston Hill has to offer and just a few miles south of Shrewsbury.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double-glazed entrance door.

Entrance Hall

Radiator, double-glazed window to the front, staircase leads to First Floor Landing.

Living/Dining Room

Ornamental fireplace with electric fire inset, 2 radiators, large double-glazed window to the front, French doors lead onto rear garden.

Kitchen

Fitted with white units with laminated worktops and inset sink unit. Tiled flooring, double-glazed window overlooking rear garden, radiator, built-in pantry cupboard.

Garage

Good-sized garage with double doors to the front, double-glazed door to rear garden, wall-mounted gas-fired central heating boiler.

First Floor Landing

Double-glazed window to the side, built-in airing cupboard housing hot water cylinder, useful storage cupboard, access to roof space.

Bedroom 1

Radiator, double-glazed window to the front.

Bedroom 2

Radiator, double-glazed window to the rear, built-in double wardrobe.

Bedroom 3

Radiator, double-glazed window to the front with views towards school fields.

Bathroom

Fitted with white 3-piece suite including bath with tiled surround, wash basin, WC, radiator, double-glazed window to the rear.

Outside - Front

The garden to the front is laid mainly to lawn with hedging to the fore. Driveway to the side provides parking for 2 cars and access to Garage.

Rear Garden

Approached onto a covered patio, the majority of the garden is laid to lawn, there is a concrete driveway to one side and gravel bed towards the rear boundary. Timber shed, and the garden is enclosed by timber fencing.

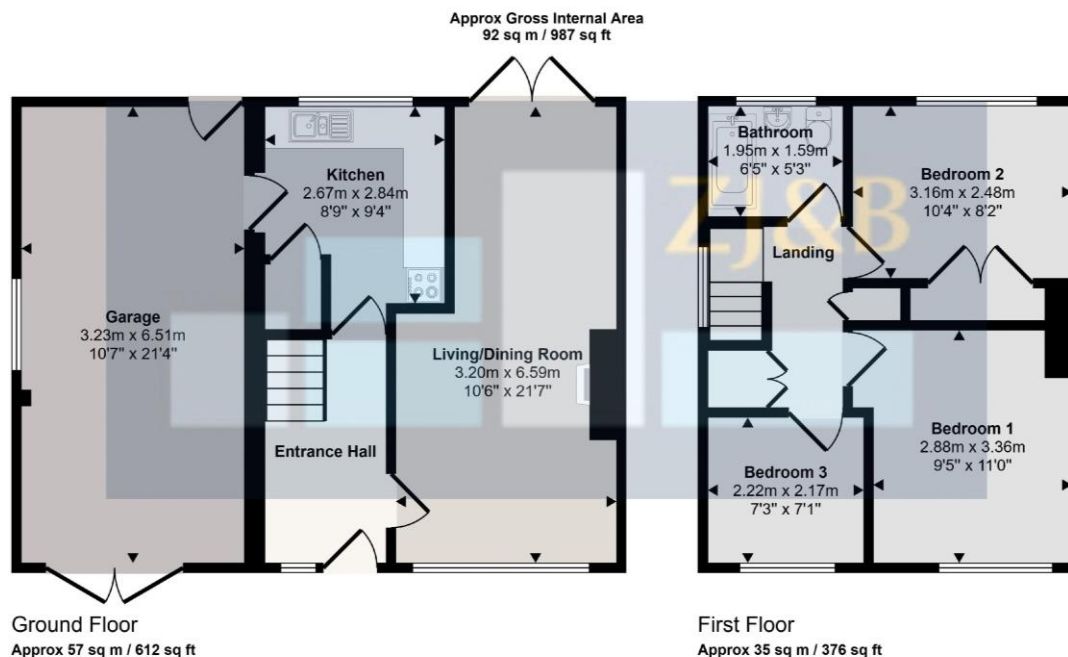
Services

We understand that mains water, drainage, gas and electricity are connected to the property.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

95 Lythwood Road Bayston Hill SHREWSBURY SY3 0NT	Energy rating D	Valid until 17 September 2035
	Certificate number 6721-3500-0788-4292	

Property type Semi-detached house

Total floor area 73 square metres

Rules on letting this property

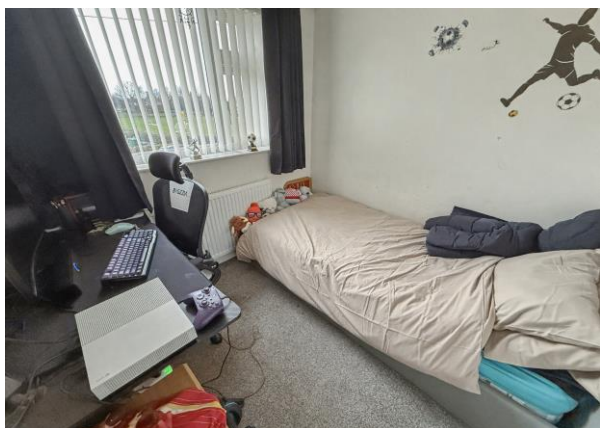
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage