



12 Lansdowne Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0HX

£315,000

A well-positioned two-bedroom semi-detached home offering generous accommodation, a converted loft, large garden and ample off-road parking, all set within a particularly spacious plot. Offered for sale with NO UPWARD CHAIN.



A well-positioned two-bedroom semi-detached home offering generous accommodation, a converted loft, large garden and ample off-road parking, all set within a particularly spacious plot. Offered for sale with NO UPWARD CHAIN. Situated in the popular village of Bayston Hill, just south of Shrewsbury, 12 Lythwood Road is an appealing home that combines practical living accommodation with an unusually generous amount of outside space. The property is ideally suited to a buyer looking for a home with scope and flexibility. Internally, the property provides a welcoming entrance hall, a living room, separate dining room and a well-positioned kitchen. To the first floor are two well proportioned double bedrooms, with Bedroom One benefiting from its own shower, together with a family bathroom. A particularly useful feature is the loft conversion, providing additional versatile space. The property is complemented by a large private garden providing plenty of space to extend subject to necessary planning permissions. Bayston Hill is a well-established and popular residential village situated approximately two miles south of Shrewsbury, offering an excellent balance between village life and easy access to the amenities of the county town. The village provides a good range of everyday facilities, including local shops, a post office, pharmacy, community facilities and recreational amenities. For families, the area benefits from local schooling, including Oakmeadow Church of England Primary School, while the surrounding countryside provides numerous opportunities for walking and outdoor recreation. The village also benefits from sporting and leisure facilities, including Lythwood Sports Complex, while nearby Lyth Hill and the surrounding Shropshire countryside offer an attractive setting for those who enjoy walking, cycling and the outdoors. For commuters, Bayston Hill's position close to the A5 and A49 provides convenient road connections, while the historic county town of Shrewsbury is readily accessible for a wider range of shopping, dining, cultural and leisure facilities. Early viewing is highly recommended.



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



Energy performance certificate (EPC)					
12 Lansdowne Road Bayston Hill SHREWSBURY SY3 9HS	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 14 September 2033</td> </tr> <tr> <td>C</td> <td>Certificate number: 6000-7252-0422-8395-3173</td> </tr> </table>	Energy rating	Valid until: 14 September 2033	C	Certificate number: 6000-7252-0422-8395-3173
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Property type	Semi-detached house				
Total floor area	110 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-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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.

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

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

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 could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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