

3 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire,
SY3 0LU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £350,000

Viewing: strictly by appointment
through the agent

An attractive, charming, bay fronted double fronted period three bedroom semi-detached house, which combines modern and character features with generous proportions, creating well balanced living accommodation over two floors. Occupying desirable position, this pleasing property occupies a generous size plot with southerly facing rear enclosed garden. Bayston hill is a popular residential location serviced by excellent local amenities and being well placed for easy access to the local bypass, Meole Brace retail park and Shrewsbury town centre. Early viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway with attractively tiled period floor, bay fronted lounge, separate dining room with feature wood burning stove, kitchen. utility room, first floor landing, three bedrooms, attractive refitted bathroom, low maintenance front garden, generous size southerly facing rear enclosed gardens, stone driveway, detached brick built garage with adjoining garden store, replaced uPVC double glazing, gas fired central heating, popular residential location.

The accommodation in greater detail comprises:

Canopy over, composite double glazed entrance door gives access to:

Entrance hallway

Having period tiled floor, radiator, understairs storage cupboard.

Door from entrance hallway gives access to:

Bay fronted lounge

14'8 max into bay x 10'11
Having walk-in bay with three uPVC double glazed windows to front, radiator, attractive period style coal effect fire place with tiled slips and decorative fire surround, picture rail.

Door from entrance hallway gives access to:

Dining room

12'9 x 10'11
Having feature wood burning stove, uPVC double glazed sash window to front, radiator, picture rail.

Doorway from entrance hallway gives access to:

Kitchen

10'9 x 9'3
Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops, inset stainless steel drainer unit with mixer tap over, two uPVC double glazed windows, quarry tiled floor, tiled splash surround, wall mounted gas fired central heating boiler, part glazed door giving access to rear of property, radiator, walk-in pantry.

Door from kitchen and from dining room gives access to:

Utility room

9'0 x 7'11
Having eye level store cupboards, base unit with inset sink, fitted wooden style worktops, space for appliances, uPVC double glazed window to rear, part glazed door giving access to rear garden, tiled splash surround.

From entrance hallway and exposed wooden staircase leads to:

First floor landing

Having exposed wooden flooring, uPVC double glazed window with a pleasing aspect to front, radiator, loft access.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'10 x 10'11
Having period fireplace, exposed wooden flooring, uPVC double glazed sash window to front, radiator.

Bedroom two

12'9 x 11'0
Having attractive period fireplace, radiator, uPVC double glazed window to front, exposed wooden flooring, picture rail.

Bedroom three

9'3 max x 7'11
Having uPVC double glazed window to rear, radiator, exposed wooden flooring.

Refitted bathroom

Having a period style suite comprising: Roll top bath with antique style drench shower over and hand-held shower attachment, WC, wash hand basin with antique style mixer tap over and storage cupboard below, heated chrome style towel rail, recessed spotlights to ceiling, mirror fronted bathroom cabinet, uPVC double glazed sash window to rear.

Outside

The front of the property features a low-maintenance stone frontage with established shrubs and a paved pathway leading to the entrance. Mature hedging offers privacy and creates an attractive screen, from the front. To the side of this there is a stone driveway which gives access to:

Detached brick built garage

16'0 x 8'11
Having up and over door. Adjoining the garage is a useful:

Brick built garden store

8'11 x 6'0
Having uPVC double glazed window to rear and pedestrian service door to side. In between the house and garage gated access then leads to the property's:

Generous southerly facing rear gardens

Which comprise: Paved patio, stoned terrace, lawn gardens, mature trees and shrubs, brick built outside WC, cold water tap. The rear garden is enclosed.

AGENTS NOTE

The vendor has requested that we make buyers aware that the kitchen is in need of replacement along with the utility area.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

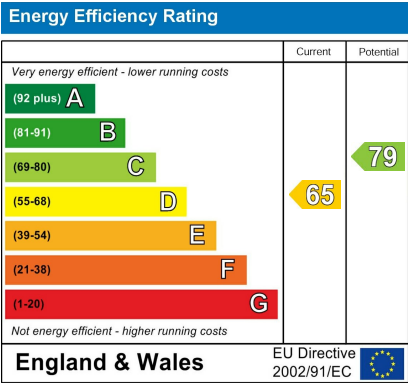
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 98.6 sq. metres (1061.2 sq. feet)

For illustrative purposes only, Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.