



# TANKERVILLE

95 LYTH HILL ROAD | BAYSTON HILL | SHREWSBURY | SY3 6AT









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Shrewsbury 3.9 miles | Telford 16 miles  
(all mileages are approximate)

A MOST APPEALING MATURE DETACHED HOUSE, PROVIDING A SUPERB  
FLEXIBLE LIVING ENVIRONMENT, SET WITH A DOUBLE GARAGE AND  
DELIGHTFUL LARGE GARDENS.

Highly sought after position  
Period detached family home  
Versatile living space  
Driveway parking and double garage  
Beautiful gardens



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre proceed out along BelleVue Road and continue along Hereford Road to the main A49 Dobbies roundabout. Proceed straight across onto the A49 and then on entering Bayston Hill turn right onto Lyth Hill Road, continue for about 0.5 mile and the property will be seen on the left hand side.

## SITUATION

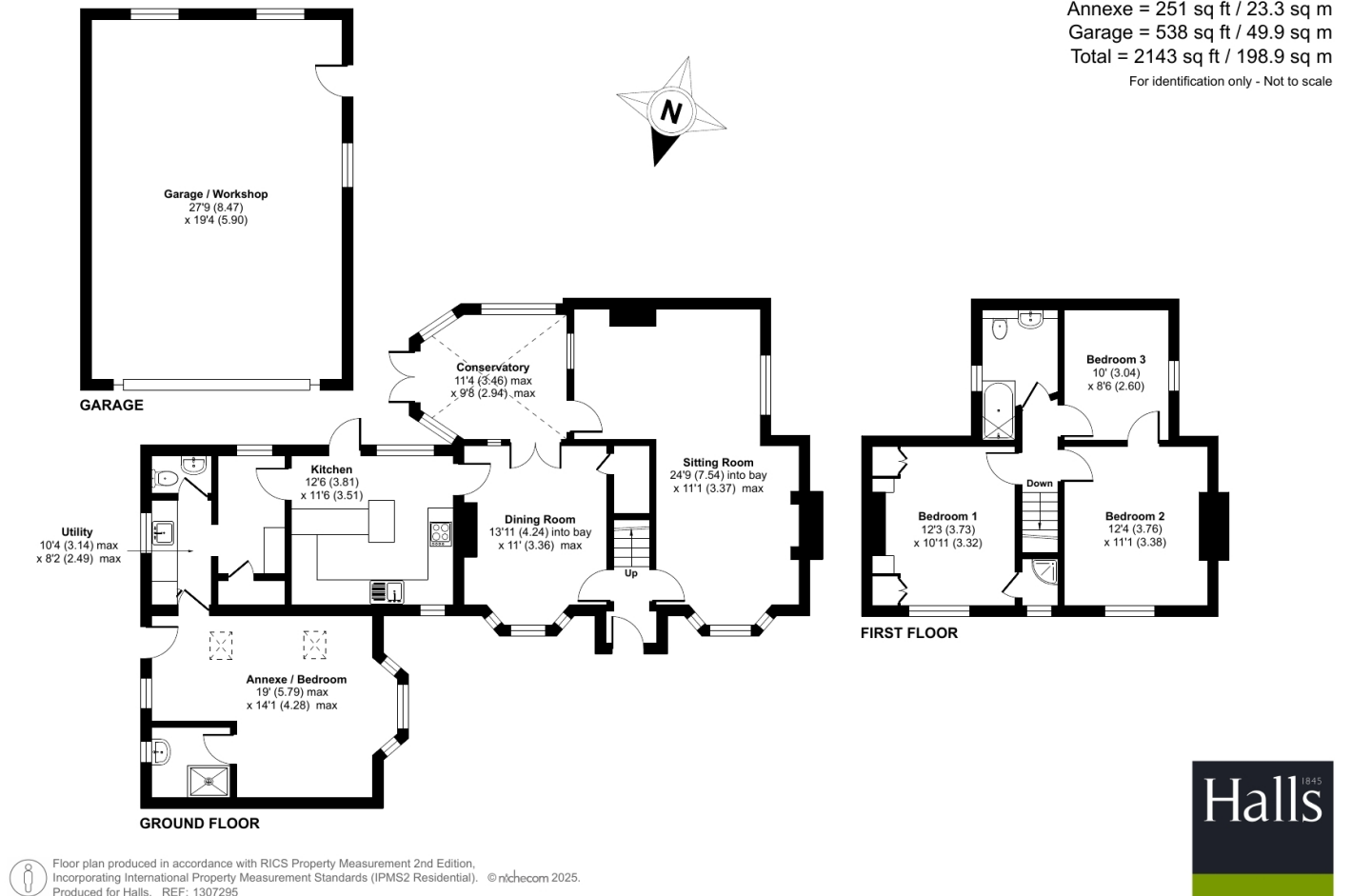
The property is pleasantly situated in a sought after area on the fringe of the village of Bayston Hill. It is within walking distance of a useful range of shops and village amenities, including schools and also a bus service. In addition, there are some wonderful walks on Lyth Hill. Shrewsbury town centre is easily accessible, with the Meole Brace Retail Park being particularly convenient to the property. The town centre itself includes an excellent range of shops, social and leisure facilities, together with a rail service. Commuters will also be pleased to note that the A5 links east to the M54 motorway and then on to Telford, or alternatively north up to Oswestry.

## PROPERTY

Tankerville is an attractively presented detached double-fronted Victorian home with extended accommodation and stunning gardens.

This impressive and characterful detached double-fronted Victorian residence offers generous and flexible living space, thoughtfully extended and immaculately maintained throughout. Set within expansive, beautifully landscaped gardens, the property combines period charm with modern practicality, making it a perfect family home.

The ground floor boasts a variety of versatile living areas. The spacious living room features a charming exposed brick fireplace with a gas log-effect stove, creating a cosy focal point.



There is a separate dining room ideal for formal entertaining, and a light-filled conservatory providing a great seating space with access out to the gardens.

The breakfast kitchen is fitted with oak-faced units and generous worktops, offering both style and functionality. A separate family room/bedroom 4 with en-suite wet room adds flexibility, ideal as a guest suite or additional living space.

Further practical spaces include a utility room and separate WC.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom.





## OUTSIDE

Externally, the property features a large driveway providing ample off-road parking and a detached double garage with a remote-controlled electric door.

The generous gardens are a real highlight, the lawns are immaculately maintained and framed by established, abundantly stocked borders. Flagged patio seating areas provide excellent space for outdoor dining and entertaining, surrounded by a variety of mature specimen and fruit trees.



## GENERAL REMARKS

### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – E



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







