



5 BROAD OAK CRESCENT
BAYSTON HILL | SHREWSBURY | SY3 0ND





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Shrewsbury 4.4 miles | Telford 16.2 miles
(all mileages are approximate)

AN UPDATED AND EXTENDED 4 BEDROOM SEMI-DETACHED FAMILY HOME THAT OFFERS SUPERB ACCOMMODATION AND FINISHED TO A HIGH STANDARD IN A DESIRABLE RESIDENTIAL AREA.

Wonderful open plan kitchen/dining/family room
Incredibly well proportioned sitting room
Frontage with off-street parking
Landscaped expansive gardens
Beautifully presented throughout



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed to the Dobbies bypass roundabout and continue south along the A49 in the direction of Bayston Hill and Church Stretton. Proceed into Bayston Hill, taking the right turn onto Lyth Hill road, followed by the second right turn onto Lythwood Road. Continue along and the turning for Broak Oak Crescent can be found on the right hand side. The property is located on the right hand side.

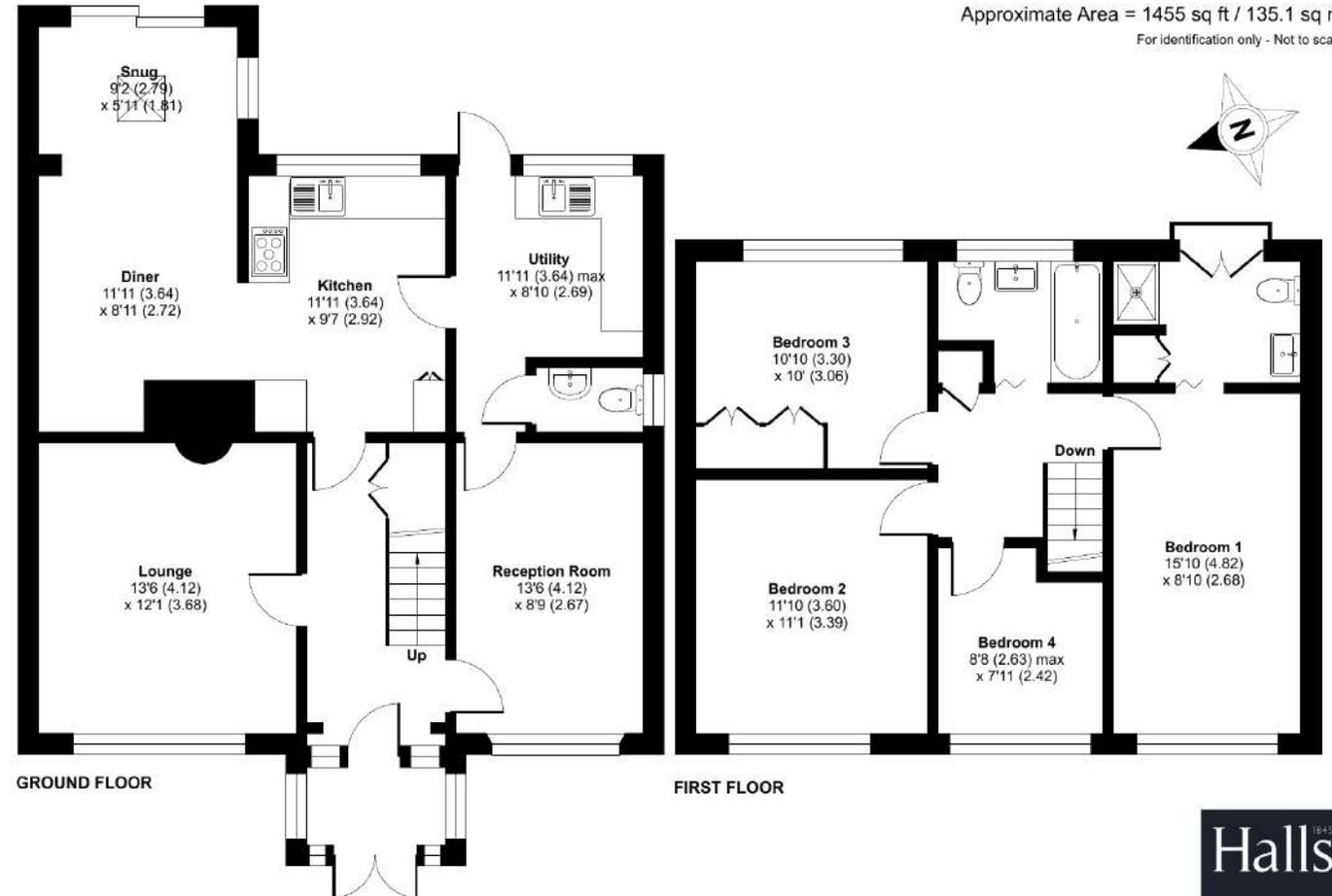
SITUATION

The property is delightfully 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. The property is withing a short walk of Lyth Hill Country Park and also the local playground. The town centre itself offers a fashionable range of shops, social and leisure facilities together with a rail service.

PROPERTY

An updated and extended four-bedroom semi-detached family home, offering generous, high-quality accommodation finished to an excellent standard throughout. Thoughtfully designed for modern family living, this impressive property combines spacious interiors with beautifully landscaped outdoor space in a highly sought-after location.

At the heart of the home is a stunning open-plan kitchen, dining and family room, creating a wonderful social space for everyday living and entertaining. Sliding doors open directly onto the rear gardens, allowing natural light to flood the room while providing seamless indoor-outdoor living during the warmer months.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1422340

The property also benefits from an incredibly well-proportioned sitting room, offering a comfortable and elegant space to relax, alongside four well-sized bedrooms that provide flexible accommodation for families, guests, or home working.

On the first floor there are four bedrooms, one with en-suite shower facilities, the remaining three are served by the family bathroom.

Beautifully presented throughout, this superb family home offers both style and practicality in a desirable and convenient location, making it a fantastic opportunity for buyers seeking space, quality, and modern living.



OUTSIDE

Externally, the home benefits from off-street parking to the front, while to the rear there are expansive landscaped gardens, ideal for children, entertaining, or simply enjoying the outdoor setting.

GENERAL REMARKS

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

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

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.



