



159 Lythwood Road, Bayston Hill, Shrewsbury,  
Shropshire, SY3 0AF

[www.hbshrop.co.uk](http://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 £260,000**

Viewing: strictly by appointment through the agent

Occupying a pleasing quite cul-de-sac position, this is a neatly presented three bedroom semi-detached house, which offers appealing, improved and appealing accommodation throughout. Bayston Hill is a desirable and popular residential location serviced by excellent local amenities and is well placed for easy access to the Meole Brace retail park, local bypass linking up to the M54 motorway network and Shrewsbury town centre. Viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, attractive re-fitted kitchen / diner, first floor landing, three bedrooms, modern re-fitted bathroom, front and part walled Southernly facing rear enclosed gardens, brick built garage, driveway, UPVC double glazing, gas fired central heating, NO UPWARD CHAIN and viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to the side gives access to:

**Entrance hallway**

Having radiator. Wooden framed glazed double doors from entrance hallway gives access to:

**Lounge**

13'1 x 12'3

Having UPVC double glazed window to the front, coal effect gas fire (disconnected) with decorative timber fire surround, under stairs storage cupboard, coving ceiling and radiator. Square arch from lounge give access to:

**Re-fitted kitchen / diner**

15'7 x 10'10

The dining area comprises: UPVC double glazed window to rear, radiator, vinyl wood effect flooring. The kitchen area comprises: Attractive range of eye level and base units with built-in cupboards and drawers, integrated Samsung oven with four ring Samsung induction hob and cooker canopy over, cupboard housing gas fired central heating boiler, fitted wooden style worktops with inset 1 1/2 sink drainer unit and mixer tap over, integrated fridge/freezer, space for washing machine, two UPVC double glazed window, UPVC double glazed door giving access to rear gardens and recess spotlights to ceiling.

From entrance hallway stairs rise to first floor landing having UPVC double glazed window to side and loft access. Doors from first floor landing give access to three bedrooms and re-fitted bathroom.

**Bedroom 1**

13'9 x 8'9

Having UPVC double glazed window to front, radiator, coving to ceiling and built-in wardrobe.

**Bedroom 2**

9'2 x 8'8

Having UPVC double glazed window to rear, radiator and cupboard housing hot water tank cylinder unit.

**Bedroom 3**

9'8" x 6'6"

Having UPVC double glazed window, stair head coving to ceiling and radiator.

**Bathroom**

Having a re-fitted white suite comprising: Bath with electric shower over, low flush wc, wash hand basin set to vanity unit with storage cupboards below, UPVC double glazed window to rear, tiled to walls, wall hung heated chrome style towel rail, large mirror with display shelving to side and store cupboards and vinyl wood effect floor covering.

**Outside**

To the front of the property is a lawned garden with mature tree to the side of the property paved pathway gives access to front door. Gated pedestrian side access then leads to a paved pathway intern giving access to the property's Southernly facing rear gardens which comprise: Paved patio area with outside electricity point, cold tap, lawned garden, inset shrubs, the rear gardens are enclosed by fencing and brick walling. Beyond the garden there is a brick built single garage with driveway to front.

**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**

**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 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**

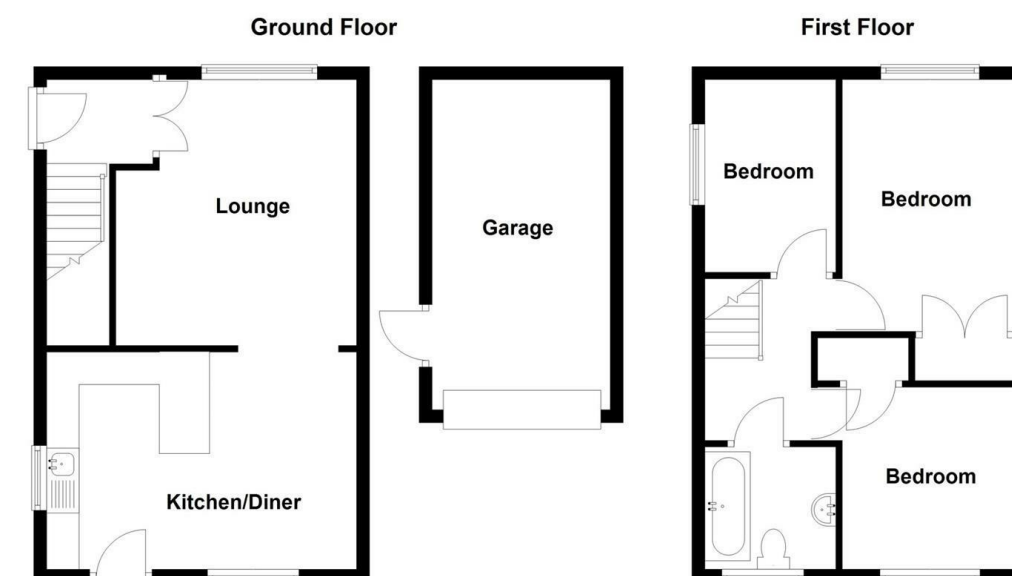
Any areas / measurements are approximate only and have not been verified.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

159 Lythwood Road