

35 Lythwood Road Bayston Hill Shrewsbury SY3 0LY



2 Bedroom House - Semi-Detached
Offers In The Region Of £270,000

The features

- CHARMING 2 BEDROOM SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOVELY FITTED KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- WELL APPOINTED BATHROOM
- VIEWING ESSENTIAL
- MUCH IMPROVED AND BEAUTIFULLY PRESENTED
- LOUNGE WITH BAY WINDOW
- 2 GENEROUS BEDROOMS
- ENCLOSED REAR GARDEN, DRIVEWAY WITH PARKING
- EPC RATING C



***** BEAUTIFULLY PRESENTED 2 BEDROOM HOME *****

An excellent opportunity to purchase this immaculate 2 bedroom home which has been much improved and offers a great turn key opportunity - perfect for first time buyer, growing family and those looking to downsize yet require space.

Occupying an enviable position in the heart of this much sought after village on the edge of the Town. Bayston Hill offers excellent local facilities including shops, school, doctors, recreational facilities and regular bus service. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, Lounge with bay window, lovely fitted Kitchen / Dining Room with appliances, Utility, Cloakroom and Boot Room, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized rear garden.

Viewing essential.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with wooden effect flooring.

LOUNGE

A lovely room having walk in bay window to the front with plantation style shutter blinds, chimney breast with feature living flame fire, media point, wooden effect flooring, radiator.

KITCHEN/DINING ROOM

A charming room which has been attractively fitted with range of cream fronted shaker style units with enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and complementary eye level wall units. Ample space for dining table and fridge freezer, walk in pantry/storage cupboard. Contemporary wall mounted radiator, window to the side and rear and door to

UTILITY/REAR ENTRANCE

having work surface with plumbing beneath for washing machine, fitted display shelving, window to the rear and door to

REAR PORCH/BOOT ROOM

a useful space with door leading to the garden.

CLOAKROOM

with suite comprising WC and wash hand basin, heated towel rail/radiator, window to the side.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side.

BEDROOM 1

a large double room with window to the front with aspect over the rooftops of the village across to the Shropshire Hills. Large mirror fronted triple wardrobe with hanging rails and shelving, and useful walk in store with window to the front. Wooden flooring, period style radiator.

BEDROOM 2

with window to the rear, period style radiator, wooden flooring.

BATHROOM

Attractively fitted with suite comprising shaped panelled bath with direct mixer shower unit over with drench head, wash hand basin set into wooden wash stand with

storage beneath and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the rear, tiled flooring.

OUTSIDE

The property is approached over driveway with parking. Side pedestrian access leads around to the Rear Garden which has large paved sun terrace, ideal for outdoor dining, good sized lawn with raised flower and shrub beds and further seating area to the rear with trellis fencing and garden storage shed. The garden offers a good level of privacy being enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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