

Wrekin View Lythwood Road, Bayston Hill, Shrewsbury,  
Shropshire, SY3 0NZ

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment through the agent

Occupying a particularly secluded position on a large plot extending to just over 0.3 of an acre. This is a spacious and well presented four double bedroom detached bungalow which boast pleasing, well proportion living accommodation throughout. Bayston Hill is a popular residential location having excellent amenities and being well placed for access to the Meole Brace retail park, local bypass linking up to the M54 motorway network and the Shrewsbury town centre. Viewing comes highly recommended by the selling agent. The accommodation briefly comprises the following: Storm porch, reception hallway, inner hallway, lounge, dining room, kitchen/breakfast room, laundry room, four double bedrooms, bathroom, separate shower room, large plot, generous driveway, detached double garage, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Storm porch with upvc double entrance door with upvc double glazed window to side gives access to:

**Reception hallway**

Having radiator, cloaks store cupboard, linen store cupboard, wall mounted thermostat control unit.

Door from reception hallway gives access to:

**Inner hallway**

Having radiator.

From reception hallway door gives access to:

**Lounge**

19'6 x 13'6

Having feature exposed stoned style chimney breast with inset coal effect gas fire, TV aerial point, coving to ceiling, radiator, upvc double glazed window to front.

Folding doors from lounge gives access to:

**Dining room**

16'5 x 10'1

Having double glazed sliding patio doors giving access to rear gardens, upvc double glazed window, radiator, arch leading to inner hallway.

Door from dining room gives access to:

**Breakfast room/area**

12'10 x 6'8

Having double glazed sliding patio door giving access to rear gardens, radiator, coving to ceiling.

Arch from breakfast room/area gives access to:

**Kitchen/breakfast room**

17'0 x 12'9

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, integrated dishwasher, five ring gas hob with built-in fryer to side, tiled splash surrounds, vinyl wood effect floor covering, upvc double glazed window to front, breakfast bar, fitted worktops with inset circular sink with drainer to side and mixer tap over.

Door from kitchen/breakfast room gives access to:

**Laundry room**

17'0 x 3'7

Having vinyl wood effect floor covering, wall mounted gas fired central heating boiler, upvc double glazed door, upvc double glazed window, space for appliances.

From reception hallway and inner hallway doors give access to: four bedroom, bathroom and separate shower room.

**Bedroom one**

14'4 x 14'5 max reducing down to 12'6

Having a range of fitted bedroom furniture including wardrobes, chest of drawers, display cabinets, eye level storage cupboards and dressing table, radiator, upvc double glazed window

**Bedroom two**

13'4 x 12'0 max

Having upvc double glazed window to rear, radiator.

**Bedroom three**

10'2 x 10'1 excluding wardrobe recess

Having two fitted double wardrobes, radiator, upvc double glazed window to front,

**Bedroom four**

14'0 x 6'10 excluding recess

Having doors giving access to rear gardens, upvc double glazed windows to side, wash hand basin set to vanity unit.

**Bathroom**

Having a four piece coloured suite comprising: panelled bath with shower over, pedestal wash hand basin, low flush WC, bidet, upvc double glazed window to rear, strip light with built-in shaver point, radiator.

**Separate shower room**

Having tiled shower cubicle, low flush WC, wash hand basin, upvc double glazed window to rear, tiled floor, radiator.

**Outside**

The property occupies a set back position from the Lyth Wood road and is approached over a generous driveway with turning area. A further stoned driveway then leads to a:

**Detached brick built double garage**

17'9 x 17'6

Having up and over door, upvc double glazed window, service door to side.

The front gardens are laid to lawn with a variety of mature shrubs, bushes and hedging. The gardens then extend to the property where there is a further lawned garden, paved sun terrace. Paved pathway then gives access to the properties generous size:

**Rear gardens**

Which are predominantly laid to lawn and have good levels of privacy being enclosed by mature hedging and walling.

**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 F**

**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**

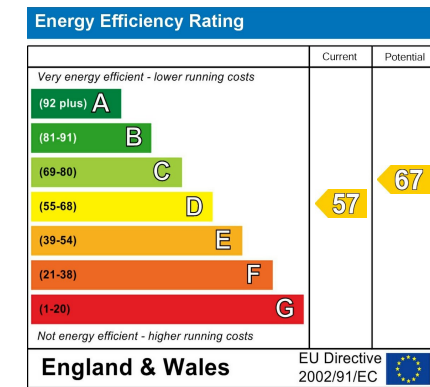
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

