



**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.

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[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £175,000**

Viewing: strictly by appointment  
through the agent

t: 01743 357000

e: [sales@hbshrop.co.uk](mailto:sales@hbshrop.co.uk)

A deceptively spacious, period two double bedroom mid terrace house, located within this popular residential location of Bayston Hill. The property would benefit from general improvement/modernisation allowing any potential purchasers to remodel the property in their own particular style. This residential area has excellent local amenities and is well placed for easy access to the local by-pass which links up to the M54 motorway network, Meole Brace retail park and Shrewsbury town centre.

The accommodation briefly comprises: Entrance porch, lounge, separate dining room, kitchen, laundry room, cloakroom, first floor landing, two double bedrooms, bathroom, front and good sized rear enclosed gardens, upvc double glazing, gas fired central heating and viewing is recommended.

The accommodation in great detail comprises:

Wooden entrance door gives access to:

**Entrance porch**

Door gives access to:

**Lounge**

12'4 x 10'2

Having upvc double glazed window to front, open fire, wood effect flooring, radiator and coving to ceiling.

Doorway from lounge gives access to:

**Dining room**

11'3 excluding recess x 11'2

Having upvc double glazed window to rear, wood effect flooring, under stairs storage cupboard and coving to ceiling. Doorway from dining room gives access to:

**Kitchen**

8'5 x 7'4

Having eye level and base units, integrated double oven, four ring electric hob with stainless steel cooker canopy over, fitted wooden worktops with inset 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window, upvc double glazed door giving access to rear of property and wall hung radiator. Door from kitchen gives access to:

**Laundry room**

7'9 x 6'9

Having fitted wooden worktops with inset stainless steel sink, wall mounted extractor fan, wood effect flooring and upvc double glazed window to side. Doorway from laundry room gives access to:

**Cloakroom**

Having low flush wc, tiled floor and upvc double glazed window.

From dining room stairs rise to:

**First floor landing**

Having loft access. Doors then give access to two double bedrooms.

**Bedroom one**

16'3 x 10'2

Having two upvc double glazed windows to front and radiator.

**Bedroom two**

11'1 x 10'1

Having upvc double glazed window to rear, exposed wooden flooring and radiator. Door from bedroom two gives access to:

**En-suite bathroom**

Having timber style panel bath with shower attachment off taps, pedestal wash hand basin and wood effect flooring.

**Outside**

To the front of the property gated access leads to paved pathway giving access to front door with low maintenance stoned front garden and mature hedging. Gated pedestrian side access then leads to the property's:

**Rear gardens**

Comprising decked areas, stone sections, inset shrubs, useful brick outhouse, the rear gardens are enclosed by fencing and hedging.

**Services**

Mains water, electricity and drainage 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 A**

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

**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**

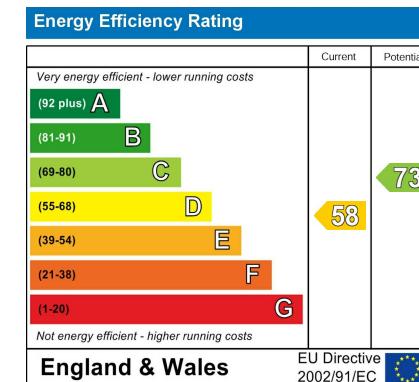
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



**FLOORPLANS**

