

75 Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire,
SY3 0HA

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

Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent

An attractive, spacious, extended and improved bay fronted three bedroom detached house which occupies a generous size plot. Lyth Hill Road offers immediate access to open countryside, an array of excellent local amenities and is only a short drive to the Meole Brace Retail Park with many major amenities, the vibrant historic town Centre of Shrewsbury. Commuters will also be pleased to know that access is readily accessible to the local bypass linking up to the M54 motorway network Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, bay fronted lounge, dining area, family room, refitted kitchen/breakfast room, laundry room, boiler room, cloakroom, first floor landing, three bedrooms, family bathroom, brick paved driveway, single garage with electrically operated roller door, large well established rear enclosed gardens, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with replacement composite double glazed entrance door with UPVC double glazed windows to side and above gives access to:

Reception hallway

Having engineer wooden flooring, radiator, under stairs storage cupboard, service door to garage.

Door from reception hallway gives access to:

Bay fronted lounge

14'4 max into bay x 11'6

Having walk-in UPVC double glazed bay window to front, radiator, engineered wooden flooring, coving to ceiling.

Wooden framed glazed doors from bay fronted lounge and door from reception hallway gives access to:

Dining area

12'6 x 10'7

Having radiator, coving to ceiling, engineered wooden flooring.

Square arch from dining room gives access to:

Family room

16'10 x 8'11

Having UPVC double glazed bi-folding doors giving access to rear gardens, coving to ceiling, engineered wooden flooring.

Part glazed door from family room and from reception hallway gives access to:

Refitted kitchen/breakfast room

16'5 x 11'6 max reducing down to 9'11

Comprising: Modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, radiator, engineered wooden flooring, space for appliances, wall mounted cooker canopy, glazed roof window, glazed window.

Part glazed door from refitted kitchen/breakfast room gives access to:

Laundry room

10'3 x 5'7

Having UPVC double glazed French doors giving access to rear gardens, tiled floor, space for appliances, glazed roof window.

Door from laundry room gives access to:

Claokroom

Having low flush WC, tiled floor, radiator, UPVC double glazed window to rear.

Door from laundry room gives access to:





Boiler room

Having space for washing machine, wall mounted gas fired central heating boiler.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, loft access.

From first floor landing doors give access to: Three bedrooms and family bathroom.

Bedroom one

14'10 max into bay x 11'7

Having walk-in UPVC double glazed bay window to front, exposed wooden flooring, radiator.

Bedroom two

12'7 x 10'7

Having UPVC double glazed window to rear, radiator, exposed wooden flooring.

Bedroom three

9'3 x 6'10

Having UPVC double glazed window to rear, exposed wooden flooring, radiator.

Family bathroom

Having panel bath with mixer shower over, pedestal wash hand basin, low flush WC, shelved laundry store cupboard, tiled floor, heated chrome style towel rail, tiled to walls, recessed spotlights and extractor fan to ceiling

Outside

To the front of the property parking is provided via a brick paved driveway with stone and small shrub sections to side. From the driveway access is given to:

Garage

15'7 excluding recess x 9'2

Having an electrically operated roller door, fitted power and light.

Rear gardens

The rear gardens of the property are generous in size comprising: Indian sandstone paved patio, large lawn garden, inset shrubs, plants, trees and bushes. The rear gardens are enclosed by hedging.

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 D

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.

