HOLLAND BROADBRIDGE

The Property Ombudsman

**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



HOLLAND BROADBRIDGE

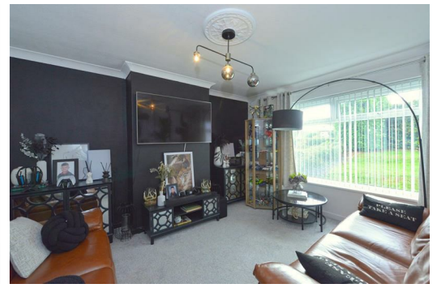
**102 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0NZ**

www.hbshrop.co.uk









## Offers In The Region Of £255,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

102 Lythwood Road, Bayston Hill, Shrewsbury,
Shropshire, SY3 0NZ

A deceptively spacious, well maintained and neatly presented three bedroom semi-detached house occupying a pleasant position within this popular residential location. Bayston Hill is serviced by an array of excellent amenities and is well placed for easy access to the Meole Brace Retail Park, Shrewsbury town centre and local by-pass. This property will appeal to many potential purchasers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, separate dining room, attractive kitchen, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, good size driveway, detached sectional garage, UPVC double glazing, gas fired central heating and viewing is recommended.

The accommodation in greater detail comprises:

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

**Entrance hallway**
Having wall mounted gas fired central heating boiler, coving to ceiling, radiator and wood effect vinyl floor covering. Part glazed door from entrance hallway gives access to:

**Lounge**
13'6 x 11'4
Having UPVC double glazed window to front, coving to ceiling and radiator. Square arch from lounge gives access to:

**Dining room**
11'1 x 9'7
Having sliding UPVC double glazed door giving access to rear garden and radiator. Wooden framed glazed door from dining room and from entrance hallway gives access to:

**Attractive kitchen**
11'0 x 8'1
Having attractive 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, integrated oven, four ring electric hob with concealed cooker canopy over, period style vinyl floor covering, space for appliances, open fronted under stairs storage cupboard, UPVC double glazed window to rear, double glazed door giving access to side of property and coving 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 then give access to three bedrooms and bathroom.

**Bedroom one**
13'6 x 10'6
Having UPVC double glazed window to front, radiator and coving to ceiling.

**Bedroom two**
11'0 x 10'7
Having UPVC double glazed window to rear, radiator and fitted shelved storage cupboard.

**Bedroom three**
9'5 x 7'2
Having UPVC double glazed windows to front and radiator.

**Bathroom**
Having a three piece suite comprising: Tiled panel bath, shower attachment off taps, glazed shower screen to side, low flush wc, pedestal wash hand basin, two UPVC double glazed windows, tiled floor, tiled to walls and radiator.

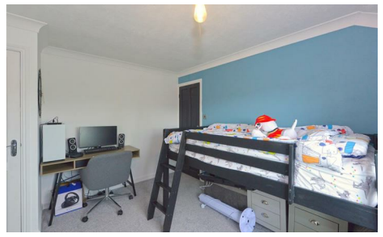
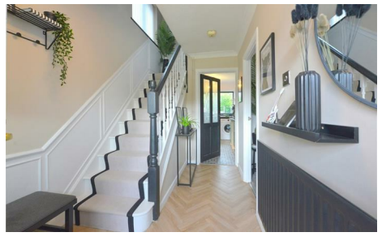
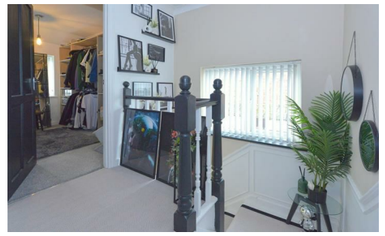
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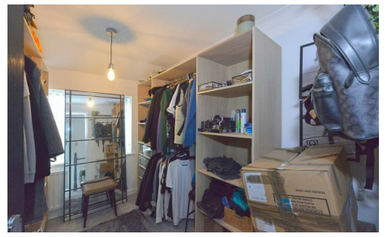
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**Outside**
To the front of the property there is a lawned garden with mature hedging screening the pedestrian pathway to the side of this there is a driveway providing ample off-street parking which gives access to a detached sectional garage in-between the house and the garage gated pedestrian access leads to:

**Rear gardens**
Comprising: Paved area, two lawned gardens, timber garden shed, shrubbed area and the rear gardens are enclosed by mature hedging/trees.

**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).

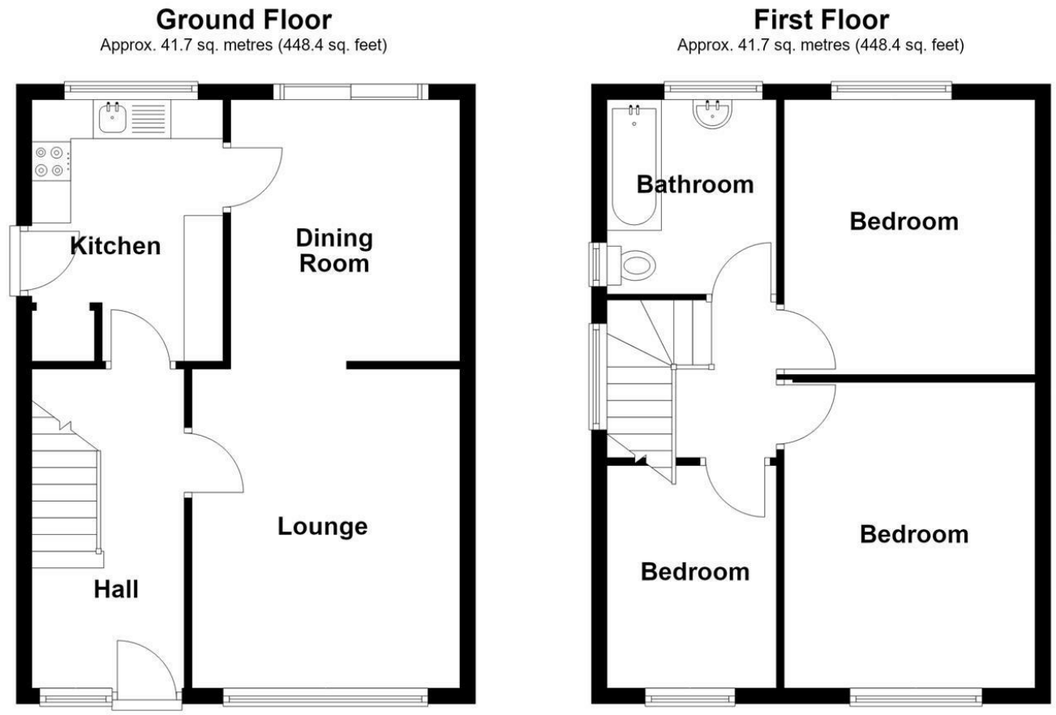
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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.

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Offers In The Region Of

**£255,000**




Total area: approx. 83.3 sq. metres (896.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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