



SAMUEL WOOD

37 Glebe Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0PS

Offers Over £280,000



37 Glebe Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0PS



- Beautifully Presented Semi-Detached Home
- Convenient South Shrewsbury Location
- Adjacent To Scenic Lyth Hill Walks
- Private Driveway With Off-Road Parking
- Extended Fitted Kitchen With Range Cooker
- Spacious Living And Dining Areas
- Large Conservatory Overlooking Rear Garden
- Three Well-Proportioned Bedrooms Upstairs
- Landscaped Rear Garden With Sun Terrace
- EPC Rating C

This beautifully presented and improved semi-detached home enjoys a sought-after location, just a short walk from Bayston Hill's village amenities, Oakmeadow Primary School, and the surrounding countryside and Lyth Hill. Meole Brace Retail Park is only a five-minute drive, with the town centre approximately ten minutes away. The property benefits from a private driveway, off-road parking and a pleasant rear garden, providing a perfect blend of convenience and outdoor space. Additional features include uPVC double glazing and gas-fired central heating. Combining modern comfort with a convenient and family-friendly location, this home offers an excellent opportunity for those seeking accessible town living with nearby open space for walks and recreation. Viewing is highly recommended.

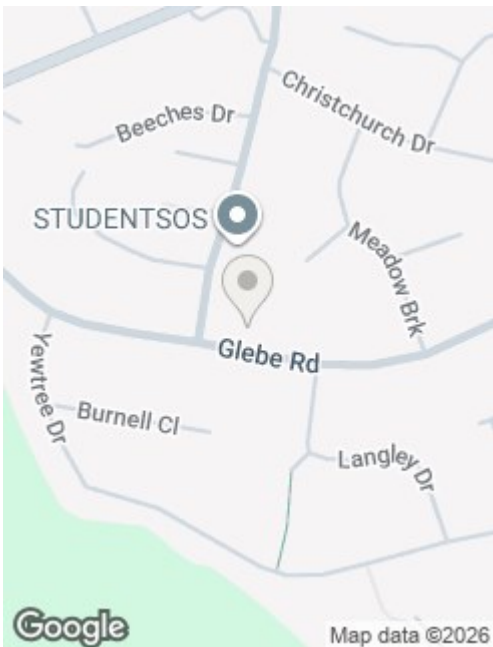
The ground floor features a welcoming entrance porch leading into a spacious living room with a large front-facing window. The open plan living dining room includes useful under-stairs storage and glazed doors to the conservatory. The extended kitchen offers a range of floor and wall units, ample work surfaces and a range-style cooker. The large conservatory opens directly onto the rear garden, creating a light and airy space perfect for relaxing or entertaining.

Upstairs, there are two generous double bedrooms with built-in wardrobes, an extended third single bedroom and a well-appointed family bathroom. Each bedroom benefits from natural light and views over the front or rear of the property. The layout provides a practical and flexible space suitable for families or guests.

The property features a landscaped rear garden, laid mainly to lawn with a paved sun terrace and gated side access. To the front, a private driveway offers off-road parking and an external store, formerly the integral garage which provides additional storage. The location combines a pleasant residential setting with easy access to local amenities, countryside walks, and excellent transport links.







Directions

What3Words: ///slams.rises.boxing

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 130 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler; a link will be emailed to you when your offer has been accepted.

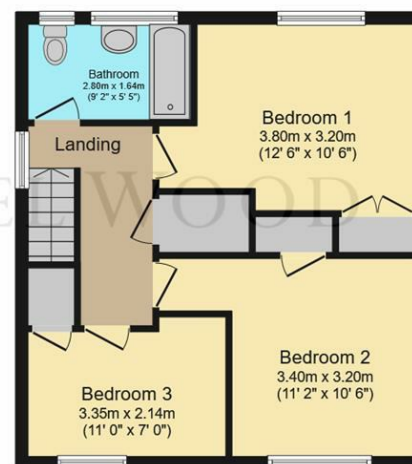






Ground Floor

Floor area 77.5 sq.m. (834 sq.ft.)



First Floor

Floor area 49.7 sq.m. (535 sq.ft.)

Total floor area: 127.2 sq.m. (1,369 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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