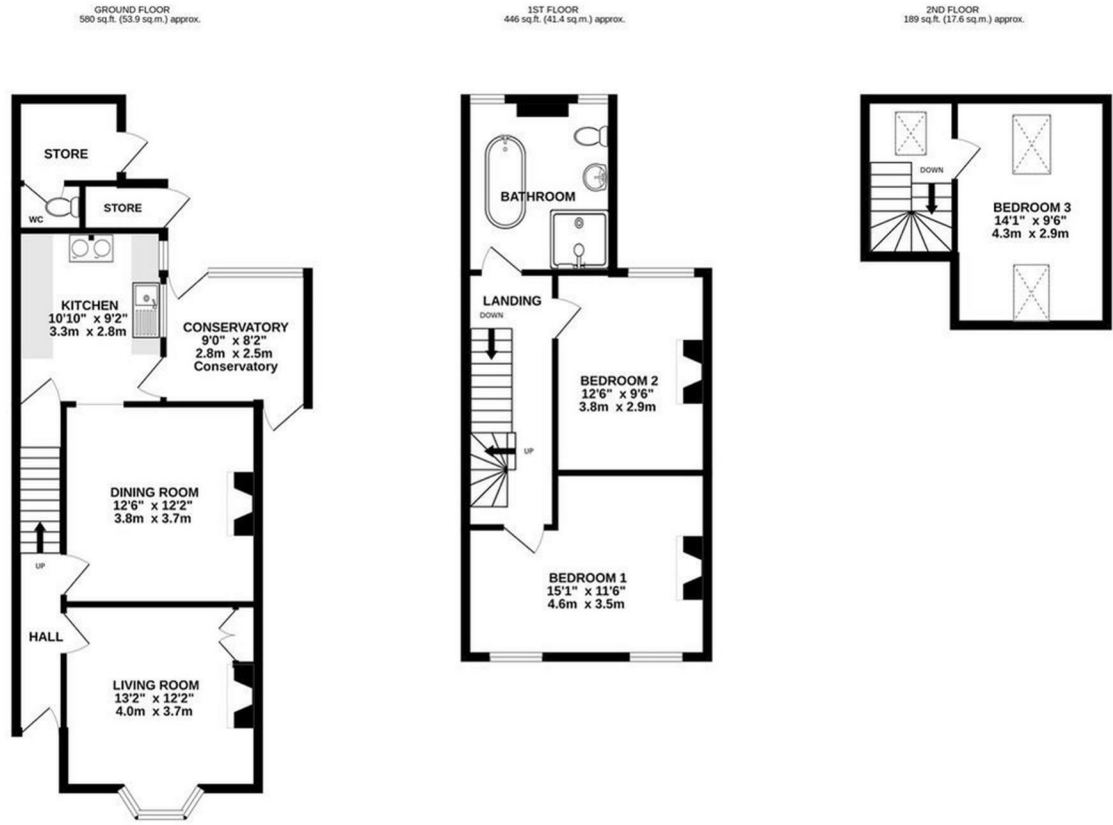


FOR SALE

10 Victoria Road, Meole Village, Shrewsbury, SY3 9HX



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

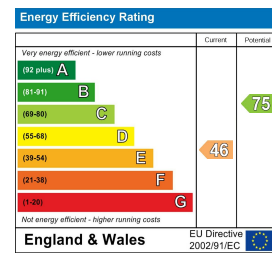
Offers In The Region Of £335,000

10 Victoria Road, Meole Village, Shrewsbury, SY3 9HX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable and beautifully presented detached period house providing well proportioned accommodation set with lovely gardens in this most sought after village.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached period property
- Attractive proportions
- Beautifully maintained
- Delightful gardens
- Close to amenities
- Sought after area

DESCRIPTION

10 Victoria Road is a highly desirable Victorian detached house providing beautifully maintained accommodation. The ground floor offers two traditional reception rooms together with a kitchen and useful rear lobby. To the first floor there are two double bedrooms and the attractively fitted bathroom which has a separate shower cubicle. To the second floor is bedroom 3. The gardens are a delightful feature and offer flagged patio seating areas, together with neatly manicured lawns containing a variety of established floral shrubbery beds and borders. The rear gardens also give access to a utility area and a useful garden store with WC off.

ACCOMMODATION

STORM PORCH

With panelled original entrance door, glazed section over leading into:

ENTRANCE HALL

With staircase rising to first floor.

LIVING ROOM

With picture rail, ceiling cornice, feature original fireplace with inset tiles. Original fitted glazed display cabinet with storage cupboard under. Bay window to front.

DINING ROOM

With coved ceiling. Fireplace with quarry tiled hearth and ornamental surround housing log burning stove. Dado rail.

KITCHEN

With quarry tiled floor and providing a matching range of eye and base level units, comprising cupboards and drawers with generous work surface area over and incorporating a ceramic sink unit and drainer with mixer tap over. Space and plumbing for dishwasher. Gas fired aga providing twin hot plates and double oven. Wall mounted WORCESTER gas fired central heating boiler. Attractive tiling to chimney recess. Part tiled walls and tiled splash, ceiling downlighters. Integral fridge, integral freezer. Useful built in walk in larder with fitted shelving. Part glazed door to:

LOBBY AREA

With panelled door giving side access to the front. Glazed access door to rear garden.

FIRST FLOOR LANDING

With staircase rising to second floor.

BEDROOM ONE

With twin sash windows, original fireplace, coved ceiling, exposed boarded flooring.

BEDROOM TWO

With original fireplace and window with attractive aspect over rear garden.

BATHROOM

With boarded flooring and providing an attractive white suite comprising low level WC, pedestal wash hand basin, roll top bath on clawed feet with shower attachment. Large shower cubicle with mains fed GROHE shower with drench style head and additional feed shower attachment, inset tiling, splash screen. Heated towel rail. Original fireplace with quarry tiled hearth.

SECOND FLOOR LANDING

With eaves storage area and door to:

BEDROOM THREE

Sloping ceilings, windows to front and rear and built in eaves storage area.

OUTSIDE

The property is approached off street to the front over a concrete pathway, whilst a part concrete and blue brick path then leads to the side of the property, giving access to the rear lobby and gardens beyond.

GARDENS

The gardens to the front are easily maintained borders containing numerous shrubs and plants. The majority of the gardens are positioned to the rear and these are a most delightful feature, offering generous flagged patio/sun terrace entertaining area with extra room for potted plants, flanked by easily maintained borders containing a variety of herbaceous plants, shrubs and trees. Central neatly manicured lawn with furthers raised beds and borders, an additional flagged private seating area with timer pergola and climbing plants. Accessed off the top patio is a useful UTILITY area with space and plumbing for washing machine with shelving over.

GARDEN STORE

With light point and adjoining garden WC with original Victorian flush.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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