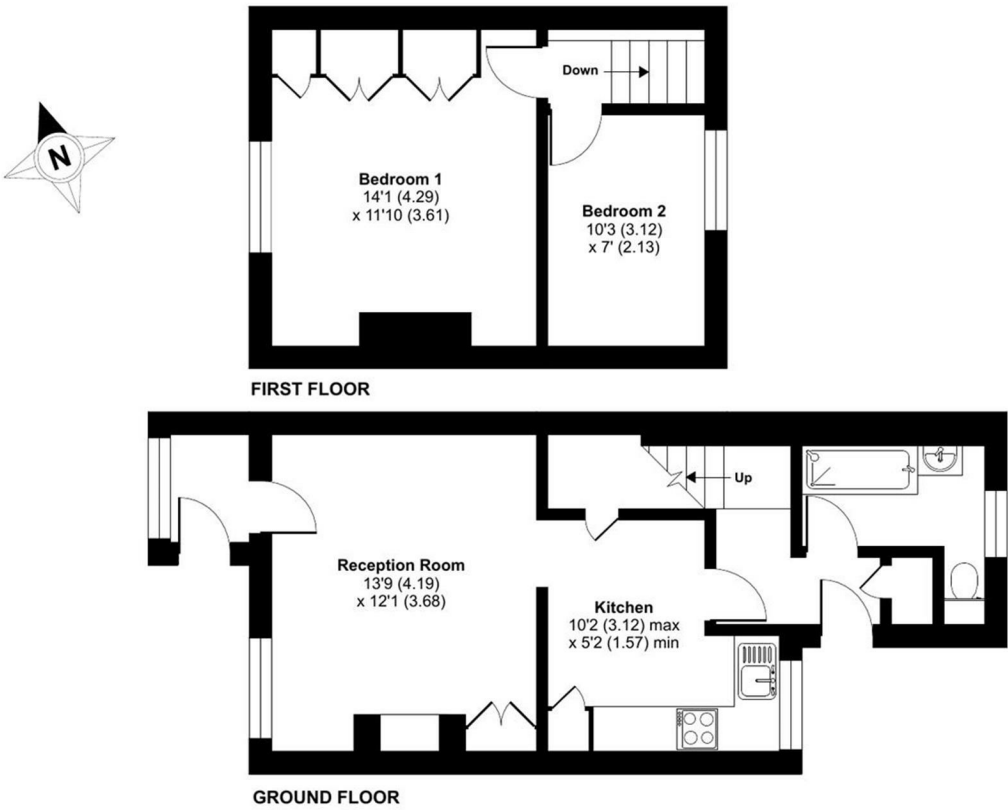


FOR SALE

3 Meadow Terrace, Old Woods, Bomere Heath, Shrewsbury, SY4 3AY



Approximate Area = 686 sq ft / 63.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1257632



FOR SALE

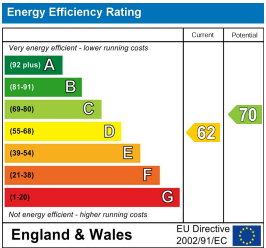
Offers in the region of £200,000

3 Meadow Terrace, Old Woods, Bomere Heath, Shrewsbury SY4 3AY

**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



An attractive and characterful mature terrace cottage that has been updated and now offers well-presented, well laid out accommodation with south facing gardens



01743 236444


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




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MILEAGES: Baschurch 2.2 miles, Shrewsbury 6.6 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Recently updated
- Lovely sitting room with log burning stove
- Charm and character
- 2 bedrooms
- Landscaped south facing gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury, take the B5067 Berwick Road for Baschurch and follow this for just over 4 miles to Walford Heath. At the crossroads, take the right turn signposted Old Woods and proceed along this road for just under 0.5 mile and the property will be found on the right hand side.

**SITUATION**  
The property is attractively positioned in the lovely hamlet of Old Woods, between Baschurch and Shrewsbury. Local amenities can be found at Baschurch, which offers a good selection of facilities including the Corbett School, pub/restaurant, basic shops, tennis club and a vehicle repair garage. Alternatively, Bomere Heath offers a shop, pub, post office and takeaway. To the south lies the county town of Shrewsbury which provides a comprehensive shopping centre, together with a good range of leisure amenities and a rail service.

**DESCRIPTION**  
3 Meadow Terrace is has a great deal of charm and character throughout and the property has been sympathetically renovated and updated by the current owners. The ground floor offers an entrance porch which leads through to the spacious sitting room with brick fireplace with a log burning stove. Situated in the centre of the property is the recently fitted gloss kitchen that provides a generous amount of fitted units together with integrated appliances. Off the inner hallway, the bathroom offers a modern white suite with tiled walls. To the first floor there are two bedrooms, with the principal bedroom having built in wardrobes. Outside, to the front there is small garden enclosed by a part brick wall with wrought iron railings and pedestrian gate. There is on street parking to the front of the house. To the rear there are good size gardens that offer a lawned area, raised decked area and covered patio.

**ACCOMMODATION**  
Panelled entrance door leads into entrance porch.

**ENTRANCE PORCH**  
Shelving, coats hooks, glazed windows to the front and a glazed frosted entrance door leading through to:-

**SITTING ROOM**  
With beamed ceiling, herringbone wood effect floor, attractive brick fireplace housing a log burning stove.

**KITCHEN**  
With herringbone wood effect floor and a generous range of eye and floor level units, comprising cupboards and drawers with work surface area over and incorporating sink unit and drainer with mixer tap over. There is an integrated electric oven and grill with induction hob above. Integrated fridge freezer and part tiled walls. There also a useful breakfast area and an opening to the inner hall with bathroom and rear access beyond.

**BATHROOM**  
Providing a white suite comprising low level WC, wash hand basin unit with storage below and panelled bath with shower over. Tiled walls - floor to ceiling and a wall mounted heated towel rail.

**STAIRCASE**  
With wood panelling rising to the first floor landing

**BEDROOM 1**  
with views over the front of the property, built in wardrobes and loft hatch.

**BEDROOM 2**  
Overlooking the rear of the property.

**GARDENS**  
Lovely enclosed rear gardens that are mostly laid to lawn with two al fresco entertaining areas in the form of a decked area and covered patio.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Gas central heating. Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is in Council Tax band 'B' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.