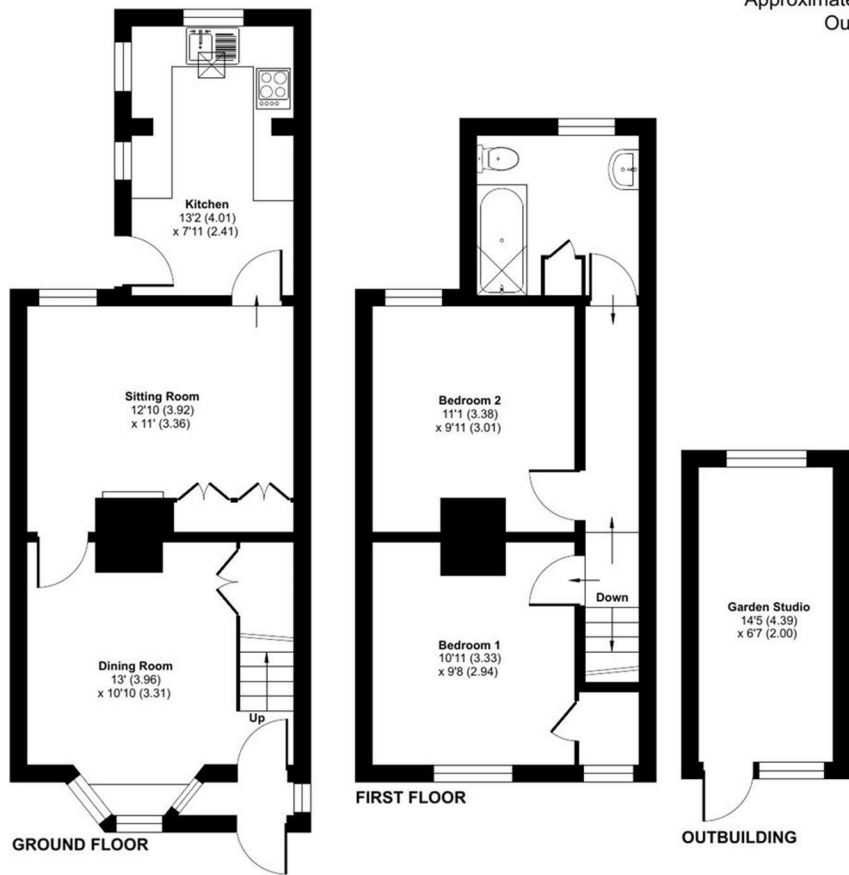
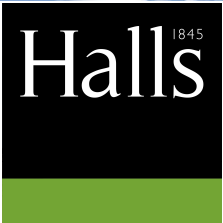


FOR SALE

3 The Elms, Mill Road, Shrewsbury, SY3 9LX



Approximate Area = 780 sq ft / 72.4 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 875 sq ft / 81.2 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). © nrichcom 2025. Produced for Halls. REF: 1354579



FOR SALE

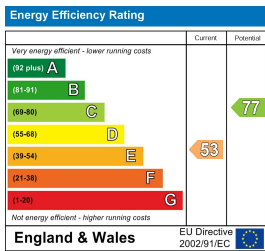
Offers in the region of £280,000

3 The Elms, Mill Road, Shrewsbury, SY3 9LX

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



01743 236444

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



2 Bedroom/s



1 Bath/Shower Room/s



- Popular residential area
- Extended kitchen to the rear of property
- Wonderfully well proportioned rooms
- Private parking to the front
- Front and rear gardens
- Detached home office/gym

DIRECTIONS
What3words - [///visual.belt.react](https://www.what3words.com/visual.belt.react)

From Shrewsbury town centre proceed to Meole Brace and enter via Upper Road and at the end turn sharp left onto Mill Road. Carry on and the house will be seen on the left-hand side, virtually at the end of the road.

SITUATION
The property is most conveniently and attractively positioned being located just off the Roman Road in the popular area of Meole Village. The property is within walking distance of a number of amenities, whilst the town centre is easily accessible and offers an extensive fashionable range of both social and leisure facilities together with a rail service. There are a number of excellent schools within close proximity and commuters will be pleased to note that the road links to the A5 and M54 are readily accessible.

DESCRIPTION
3 The Elms is an attractive and incredibly well presented two double bedroom end of terrace period property, situated in the popular residential area of Meole Village and is a short drive to Shrewsbury Town Centre.

The property comprises a front entrance porch leading into one of the two reception rooms, with this one currently set out as a dining room that has a feature gas fireplace and bay-window with window seat. Located in the middle of the property is a lovely sitting room that has an open fireplace. To the rear, is the modern kitchen that has been historically extended and is fitted to a high specification. There is a side door leading to the rear terrace with a long garden beyond that leads to the detached home office/gym.

Upstairs, there are two double bedrooms including the principal bedroom with built-in wardrobe and a tastefully finished bathroom with shower over the bath.

OUTSIDE
Outside to the rear, there is a decked sun terrace/patio and a garden, laid mainly to lawn, with a detached building that could be used as a home office/gym, which has electric and lights in situ. To the front there is a raised lawned garden and off-street private parking for two vehicles.

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
Mains water, electricity, gas 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.