



## 5 Stapleton Road, Meole, Shrewsbury, Shropshire, SY3 9LY

### Offers in the Region Of £195,000

A spacious three bedroom end of terrace home in need of modernisation throughout. The property is located in the popular area of Meole benefitting from good primary and secondary schooling, Meole Brace retail park, restaurants, pubs and golf course. The accommodation comprises: Entrance Hall, Living Room, Kitchen, Dining Room, Side access, Workshop, 3 bedrooms, Shower Room, WC, Good Size Rear Garden, Driveway, Front Garden. NO UPWARD CHAIN



**5 Stapleton Road, Meole, Shrewsbury, Shropshire, SY3 9LY      Ref: 4851**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

uPVC double glazed entrance door with side panel.

**Entrance Hall** 7' 0" x 5' 11" (2.13m x 1.80m)  
Carpet, radiator, carpeted staircase to First Floor Landing.

**Living Room** 12' 6" x 12' 6" (3.81m x 3.81m)  
Carpet, double glazed window to the front, gas fire with marble effect surround and mantle.

**Kitchen** 9' 2" x 9' 3" (2.79m x 2.82m)  
Fitted with base and eye level units with laminate work tops, vinyl flooring, stainless steel sink unit, double glazed window to the rear, double radiator, under stairs storage cupboard, uPVC double glazed door to the side.

**Dining Room** 9' 2" x 9' 2" (2.79m x 2.79m)  
Carpet, radiator, double glazed window to the rear.

**Side access** 10' 9" x 3' 6" (3.27m x 1.07m)  
With outbuilding, doors to front and rear.

**Outbuilding/Workshop** 11' 3" x 5' 4" (3.43m x 1.62m)  
Concrete floor, window to the front, light and power supply.

**First Floor Landing** 8' 3" x 7' 6" (2.51m x 2.28m)  
Access to loft, double glazed window to the side, built in airing cupboard housing hot water cylinder.

**Bedroom 1** 12' 10" x 9' 9" (3.91m x 2.97m)  
Carpet, radiator, double glazed window to the front.

**Bedroom 2** 9' 3" x 11' 1" (2.82m x 3.38m)  
Carpet, radiator, double glazed window to the rear, built in single wardrobe.

**Bedroom 3** 7' 11" x 8' 9" (2.41m x 2.66m)  
Carpet, double glazed window to the rear, over stairs storage cupboard.

**Shower Room** 5' 7" x 4' 8" (1.70m x 1.42m)  
Vinyl flooring, double glazed window to the side, radiator, large shower cubicle with aqua boarding, electric shower, extractor fan, wash basin.

**Separate WC** 5' 7" x 2' 5" (1.70m x 0.74m)  
Tile effect vinyl flooring, double glazed window to the rear, WC.

**Rear Garden**

A good size garden mainly laid to lawn and enclosed by timber fencing.

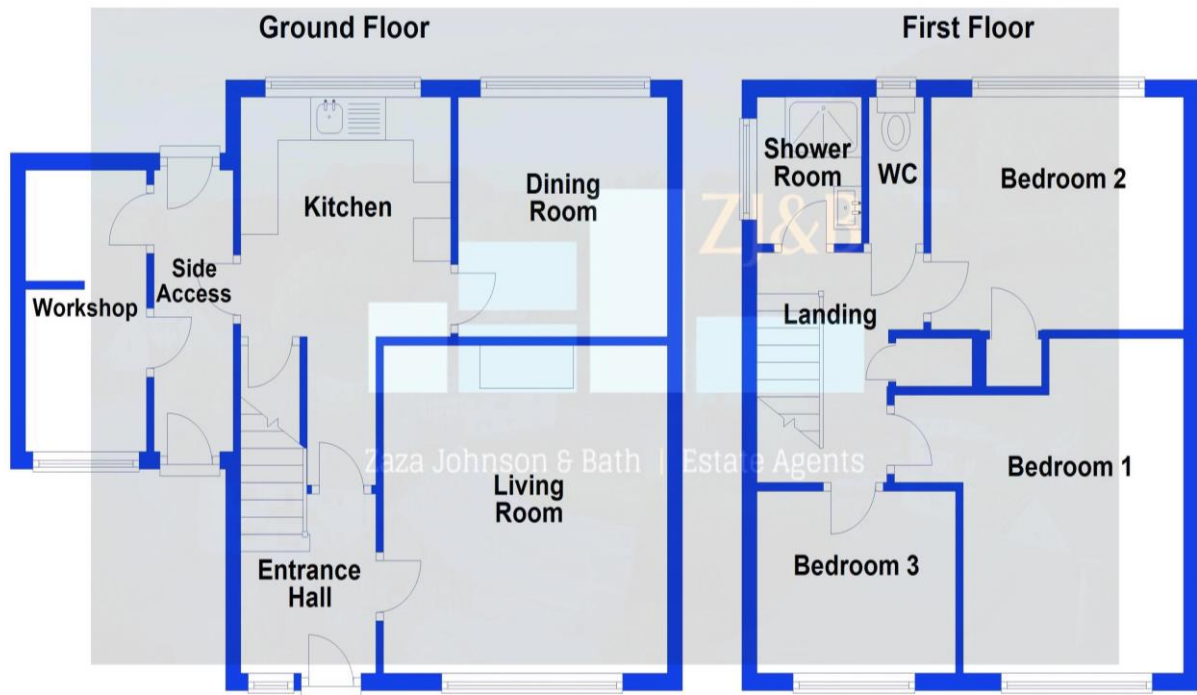
**External - Front**

Paved driveway, large lawn to the front.

**Council Tax Band B**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
5 Stapleton Road SHERBORNURY SY3 9LX	Energy rating	Valid until:	24 June 2034
	<b>C</b>	Certificate number:	2445-3039-2206-6844-3204
Property type	End-terrace house		
Total floor area	82 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**