



6 Wilde Meadow, Sovereign Park, Shrewsbury, Shropshire, SY2 6LX

£259,500

This upgraded 3 bedroom semi detached home offers excellent living accommodation throughout. The property is situated on the eastern fringe of Shrewsbury with an attractive South West facing rear garden. Accommodation includes: Hall, WC, Large Living/Dining Room, Kitchen, Bedroom One With En-suite Shower Room, Two Further Bedrooms, Main Bathroom, Double Width Drive To Front. Excellent local amenities and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.
VIEWING ESSENTIAL. NO UPWARD CHAIN.



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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

Canopied storm porch, double glazed composite entrance door.

Entrance Hall

Tiled flooring, radiator, staircase leads to First Floor Landing.

Cloakroom/WC

Half tiled walls, wash basin, WC, radiator, double glazed window to the front, tiled flooring.

Living/Dining Room 16' 8" x 14' 9" (5.08m x 4.49m)

A lovely room with double glazed window and French doors leading onto well stocked garden, 2 radiators, large under stairs storage cupboard.

Kitchen 10' 6" x 7' 8" (3.20m x 2.34m)

Tiled flooring, fitted with white fronted units to 3 wall areas, laminated work tops with inset 1 1/2 bowl sink unit, integrated fridge/freezer, electric oven, 4 ring gas hob with steel splash back and filter hood over, radiator, double glazed window to the front.

First Floor Landing

Built in airing cupboard housing gas fired combination central heating boiler, access to roof space.

Bedroom 1 10' 6" x 9' 3" (3.20m x 2.82m)

Large built in storage cupboard, double wardrobe with mirror fronted sliding doors, radiator, double glazed window to the front.

En-Suite Shower Room

Fitted with 3 piece suite including fully tiled shower cubicle, wash basin, WC, tiled flooring, double glazed window to the front.

Bedroom 2 10' 10" x 7' 9" (3.30m x 2.36m)

Radiator, double glazed window overlooking delightful rear garden.

Bedroom 3 7' 3" x 6' 9" (2.21m x 2.06m)

Radiator, double glazed window with similar aspect to Bedroom 2.

Main Bathroom

Tiled flooring and half tiled wall areas, fitted with 3 piece suite including bath, wash basin, WC, radiator.

Outside - Front

The property has the benefit of a double width block paved driveway to the front with lawn to one side, paved pathway and barked shrub bed, external lighting.

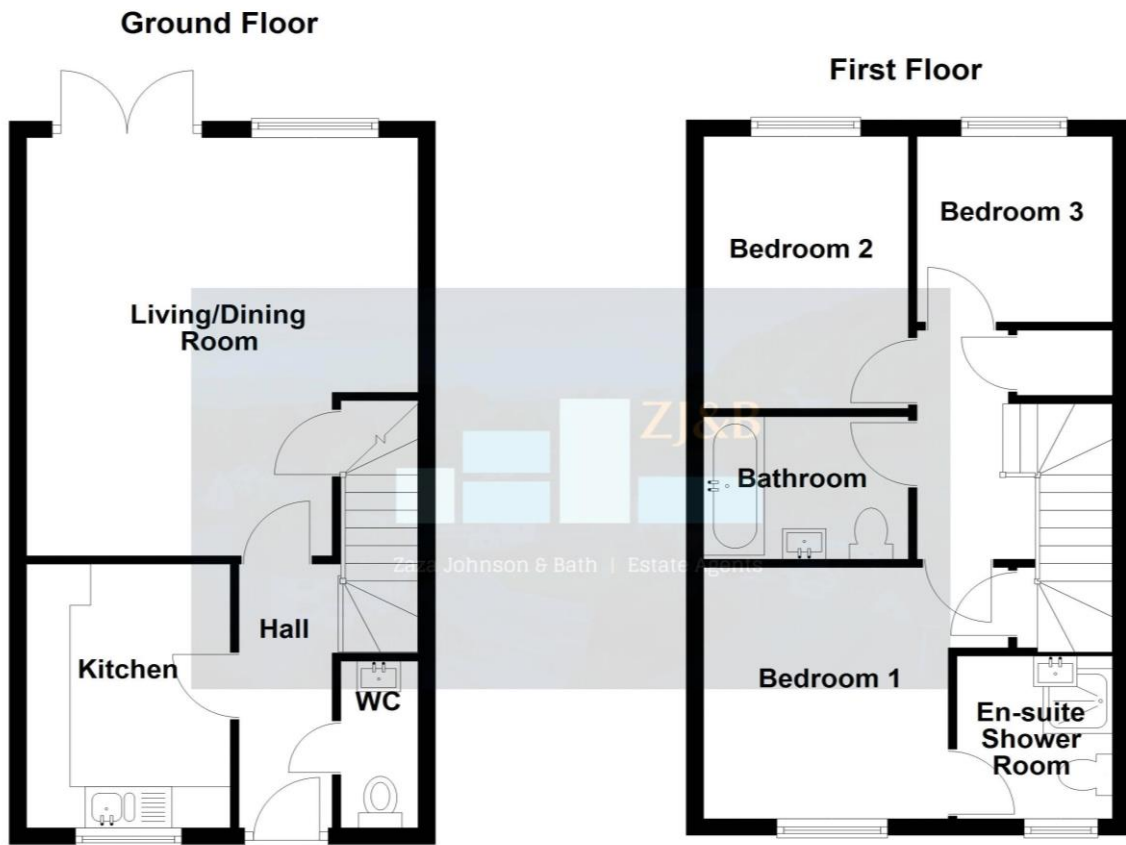
Rear Garden

Good size, well maintained and well stocked rear garden. Approached onto a paved patio with lawn beyond, stepping stone pathway, shaped beds and borders and the garden is enclosed by close boarded timber fencing with gated access back to the front of the property. Outside tap.

Council Tax Band C

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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6 Wilde Meadow, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC)

6, Wilde Meadow SY2 8JX	Energy rating B	Valid until: 14 July 2029
		Certificate number: 8001-7533-6560-5545-9996

Property type	Semi-detached house
Total floor area	76 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/energy-ratings-for-rental-properties) <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>.

Energy rating and score

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

[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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8001-7533-6560-5545-9996>



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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