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Estate Agents

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9 Meadow View, Yockleton, Shrewsbury, Shropshire, SY5 9PA

£410,000

This attractive detached family house enjoys an excellent setting with open views to countryside. The accommodation provides: Entrance Hall, Living Room, Dining Room, Victorian Style Conservatory, Kitchen/Breakfast Room, Utility, Ground Floor WC. Upstairs The Spacious Main Bedroom Offers A Large En-suite Shower Room, There Are 3 Further Good Sized Bedrooms And Family Bathroom. GCH, DG, Excellent Driveway And Garage. Great Village Location Convenient For Local Transport Links And Shrewsbury Town.



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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

Recessed Porch

Georgian style uPVC double glazed entrance door with side screen.

Spacious Entrance Hall 12' 0" x 6' 6" (3.65m x 1.98m)

Radiator, under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 17' 0" into bay x 11' 6" (5.18m x 3.50m)

Ornate fire surround with marble style inlay and hearth, coal effect gas fire inset, wall and ceiling lights, double radiator, walk-in double glazed bay window enjoys fine open aspect to the front with countryside views.

Dining Room 10' 0" x 9' 0" (3.05m x 2.74m)

Radiator, double glazed sliding patio doors to Conservatory.

Kitchen/Breakfast Room 11' 8" x 10' 10" (3.55m x 3.30m)

Fitted with wooden fronted units with laminated worktops and tiled splash backs, inset 1 1/1 bowl sink unit, ample space for dining table, tiled flooring, radiator, integrated Zanussi electric oven (new 2024) 4 ring gas hob with filter hood above, double glazed window overlooking rear garden.

Victorian Style Conservatory 10' 8" x 9' 1" (3.25m x 2.77m)

Of brick and uPVC double glazed construction with pitched polycarbonate roof, radiator, tiled flooring, windows and French doors leading to rear garden.

Utility Room

Fitted with units to match the Kitchen, laminated work top and tiled surround, tiled flooring, radiator, wall mounted Worcester gas fired central heating boiler.

Ground Floor WC

Fitted with 2 piece white suite including wash basin and WC, tiled flooring, radiator, double glazed side window.

First Floor Landing

Access to roof space, built-in airing cupboard housing insulated hot water cylinder.

Bedroom 1 12' 11" x 12' 8" (3.93m x 3.86m)

Large double room with 2 built in double wardrobes, radiator, double glazed window to the front with views towards countryside.

En-suite Shower Room

Fitted with 3 piece suite including tiled shower cubicle with electric shower unit, wash basin with cupboard beneath, shaver socket, WC, fully tiled walls, radiator, double glazed dormer window to the front.

Bedroom 2 11' 7" x 10' 1" (3.53m x 3.07m)

Radiator, built in double wardrobes, double glazed window overlooking rear garden.

Bedroom 3 8' 9" x 8' 4" (2.66m x 2.54m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

Bedroom 4 8' 4" x 7' 8" (2.54m x 2.34m)

Radiator, double glazed window to the rear overlooking garden.

Bathroom

Fitted with 3 piece suite providing bath, wash basin and WC, storage cupboards, tiled areas, extractor, radiator, shaver socket, double glazed side window.

Outside - Front

Block paved driveway to the front provides parking for at least 5 cars and access to Garage. The garden to the front is laid to lawn with half moon gravel bed inset, selection of trees and hedging.

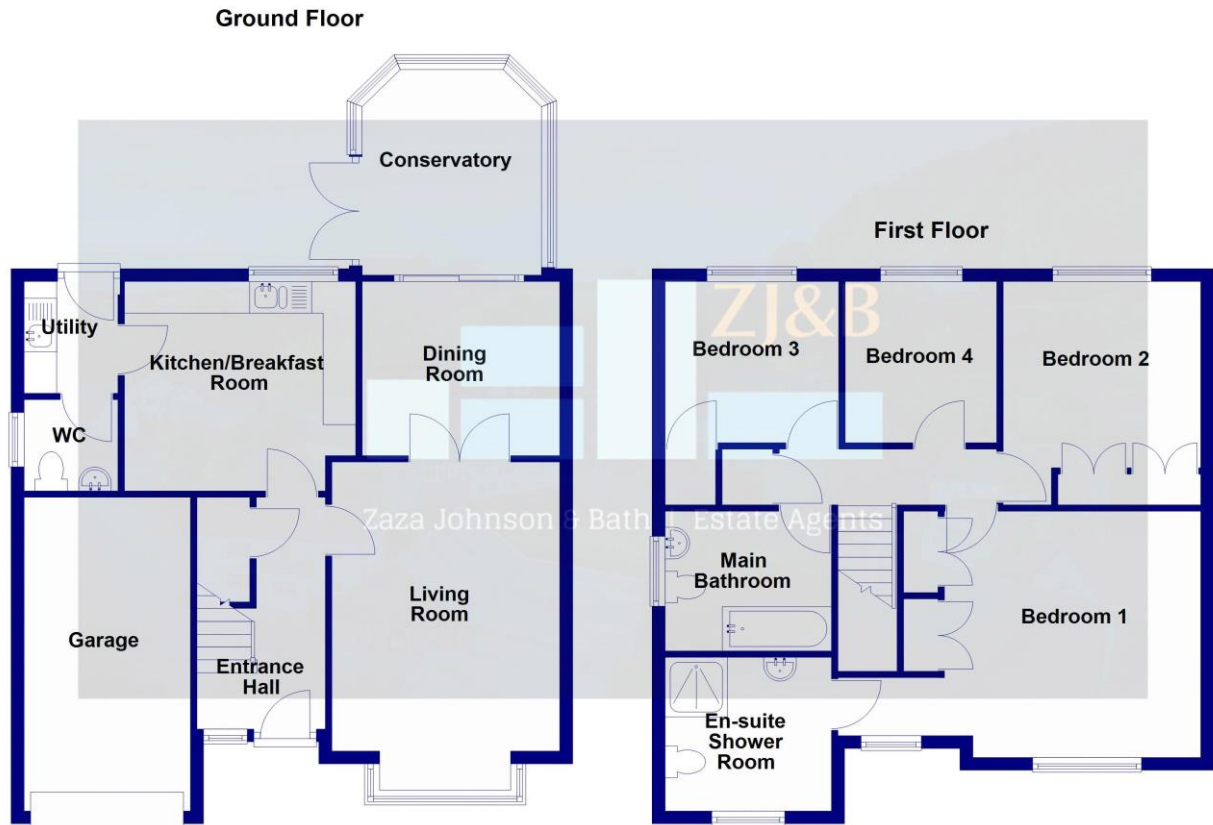
Rear Garden

Approached onto a flagged patio with lawn beyond, circular sun patio to one corner, selection of shrubs and trees. The garden is enclosed by timber fencing with concrete posts, gated pathway to the side.

Council Tax Band E

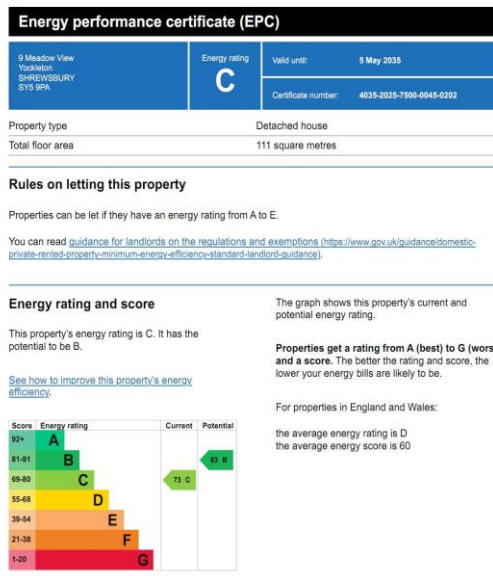
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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



9 Meadow View, Yockleton

FLOOR PLANS FOR GUIDANCE ONLY





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