



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



71 Stapleton Road, Meole, Shrewsbury, Shropshire, SY3 9LR

Offers in the Region Of £205,000

A beautifully renovated 3-bedroom terraced home, finished to an exceptional standard by the current owner. Situated in the popular area of Meole, Shrewsbury, this property benefits from excellent local amenities, schools, and transport links. The accommodation provides a welcoming entrance hall, bright and spacious living room, stylish open-plan kitchen/dining room, 2 generous double bedrooms, a further single bedroom, and a contemporary shower room, private rear garden with patio area to the front, an attractive front.

Offered with no upward chain, an ideal home for first-time buyers, families or investors



71 Stapleton Road, Meole, Shrewsbury, Shropshire, SY3 9LR

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 window.

Entrance Hall

Wood effect laminate flooring, carpeted staircase to First Floor Landing.

Living Room

Wood effect laminate flooring, double-glazed bay window to the front, marble effect fireplace with wooden mantle and built-in coal-effect gas fire, and useful under-stairs storage cupboard.

Kitchen/Dining Room

Attractive open-plan Kitchen/Dining Room with wood-effect laminate flooring, radiator, uPVC double-glazed French doors leading onto the rear garden, and a glazed door with a double-glazed side window to the rear. The Kitchen was refitted in 2022 and is fitted with an excellent range of cream fronted units with wood-effect laminate worktops, inset ceramic sink unit. Integrated appliances include 4-ring gas hob with filter hood above, electric oven, dishwasher, washing machine, fridge and freezer.

First Floor Landing

Access to loft space, built-in airing cupboard housing Worcester gas combi boiler - installed 2022.

Bedroom 1

Carpet, radiator, double-glazed window to the front, built-in corner wardrobe.

Bedroom 2

Wood effect laminate flooring, radiator, single wardrobe, double-glazed window to the rear.

Bedroom 3

Wood effect laminate flooring, radiator, built-in storage cupboard, double-glazed window to the front.

Shower Room

Attractively fitted in 2022 with grey wood-effect vinyl flooring. Fitted with WC, vanity unit with wash basin, aqua board splashback and cupboard beneath, large corner shower unit with electric shower, aqua boarding and sliding doors, chrome towel radiator, extractor fan and 2 double-glazed windows to the rear.

Rear Garden

Approached onto a concrete patio, a side door leads to the side alley. 2 outbuildings useful for storage and an outside Toilet. Paved area with decking and a further paved area with a Summer House

External - Front

The front garden is enclosed by fencing with gated access. Porcelain-paved patio with stone edging, which leads to the entrance door and shared access to the side.

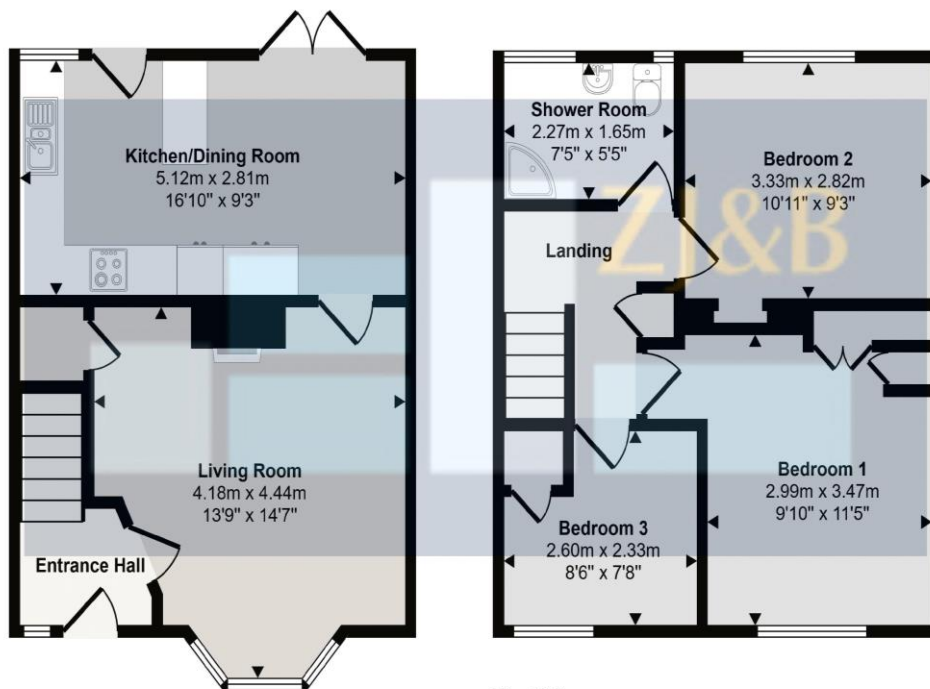
Council Tax Band A

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**



Approx Gross Internal Area
74 sq m / 801 sq ft



Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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