



Mill Road, Meole Village,  
Shrewsbury



4



2



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**OIRO £495,000**

- Four Bedrooms
- Two Bathrooms
- Character & Charm
- Garden With Entertaining Areas
- Catchment Of Great Schooling
- Prime Location
- Freehold
- EPC rating D

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**BELVOIR!**



## Charming Four-Bedroom Detached Family Home in the Heart of Meole Village

Welcome to The Hollies, a stunning four-bedroom detached family home brimming with character and charm, ideally situated in the highly sought-after Meole Village. This delightful property offers spacious living with two inviting reception rooms, two well-appointed bathrooms, and a beautifully landscaped garden.

### Key Features:

**Spacious Living Areas:** The home welcomes you with an entrance vestibule leading into a hallway adorned with elegant oak flooring. The living room is a cozy retreat, featuring a bay window and an open fireplace with an attractive surround. A snug/dining room boasts oak flooring, a charming gas log-style burner set into a brick fireplace, and a useful storage cupboard.

**Well-Equipped Kitchen:** The kitchen/breakfast room is a chef's dream, offering a range of oak cupboards and drawers, integrated appliances including a dishwasher, washing machine, two electric ovens, a five-ring gas hob, and a fridge/freezer. A door leads directly to the rear garden,



perfect for seamless indoor-outdoor living. Additionally, a guest cloakroom is conveniently located on the ground floor.

**Bedrooms and Bathrooms:** The first floor features three bedrooms, including two doubles (one with an additional bedroom space) and one single. The spacious family bathroom is designed for relaxation, with a roll-top bath and a double walk-in shower. The second floor presents another double bedroom, accessed through a wardrobe area, along with a bathroom that includes a shower over a roll-top bath.

**Charming Original Features:** The Hollies retains many original features, enhanced by partial double glazing and gas central heating, blending traditional charm with modern comfort.

**Outdoor Living:** The front of the property offers parking on a brick block driveway and a garden area with mature shrubs. The rear garden is a true highlight, featuring a patio and decked area, partially covered by a glass veranda—ideal for alfresco dining and entertaining. Steps lead up to a lawned area with two paved seating spots, while a neatly fenced potting area and garden sheds provide additional functionality.

#### **Prime Location:**

Situated on Mill Road, The Hollies benefits from a prime location in Meole Village, surrounded by charming character properties. The property falls within the catchment area of excellent schools and is within walking distance of Meole Brace Retail Park. Shrewsbury town centre is a short drive away, or a 30-minute walk. With easy access to the A5, M54, and major road networks, commuting is a breeze.

This beautiful home is perfect for families looking to enjoy the best of both worlds—peaceful village living with all the conveniences of modern amenities nearby. Don't miss the opportunity to make The Hollies your new home.

Entrance Hall 1.00m x 1.86m (3'4" x 6'1")

Hallway 1.01m x 2.66m (3'4" x 8'8")

Living Room 3.59m x 4.30m (11'10" x 14'1")

Snug/Dining Room 3.37m x 3.70m (11'1" x 12'1")

Kitchen/Breakfast Room 4.67m x 2.80m (15'4" x 9'2")

WC 1.74m x 0.90m (5'8" x 3'0")





**Landing** 1.71m x 4.67m (5'7" x 15'4")

**Bedroom** 2.88m x 3.68m (9'5" x 12'1")

**Bedroom Area** 1.65m x 2.84m (5'5" x 9'4")

**Bedroom** 2.50m x 3.67m (8'2" x 12'0")

**Bedroom** 2.14m x 2.75m (7'0" x 9'0")

**Bathroom** 2.72m x 2.87m (8'11" x 9'5")

**Landing** 1.13m x 1.49m (3'8" x 4'11")

**Bedroom** 4.72m x 4.43m (15'6" x 14'6")  
Plus wardrobe area

**Bathroom** 2.78m x 3.47m (9'1" x 11'5")

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Property is personal

Approximate total area<sup>(1)</sup>

1247.97 sq'  
115.84 m<sup>2</sup>

Reduced headroom

175.02 sq'  
16.26 m<sup>2</sup>

(1) Including balconies and terraces

Reduced headroom  
 Below 5' 0" h.

While every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only. Calculations were based on REC OFMS, 02/2020/001. Please note that calculations were adjusted by a third party and therefore may not comply with REC OFMS, 02/2020/001.

**GRAFFIANO**



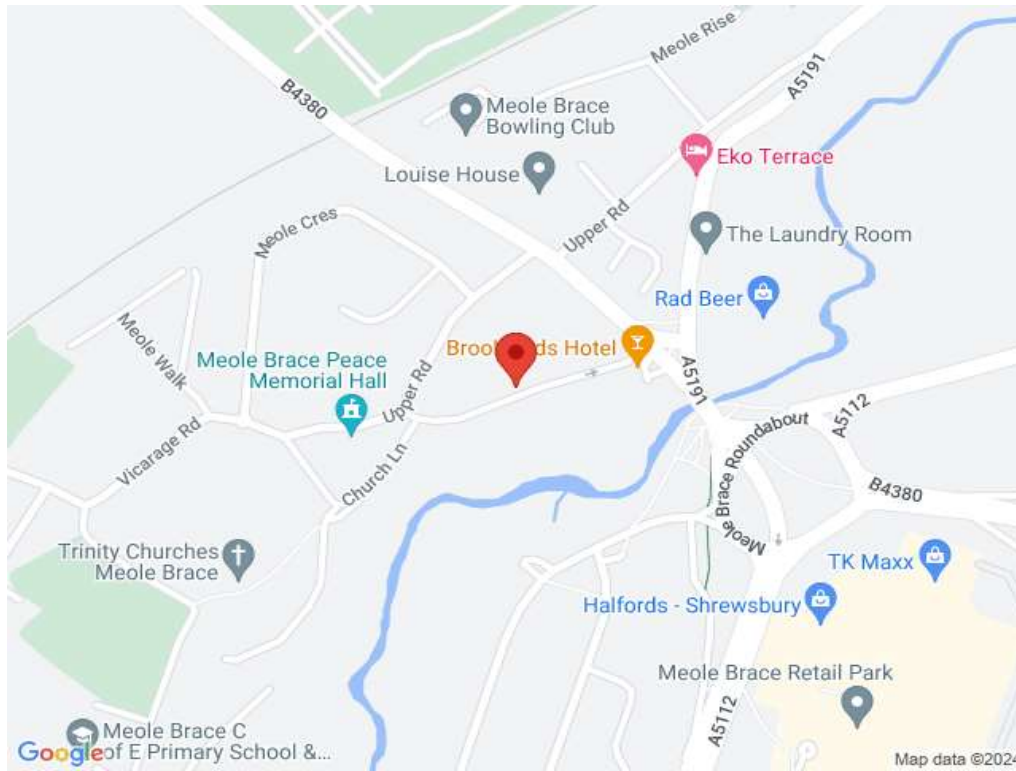
Ground Floor



Floor 1



Floor 2



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