



**The Hollies, Mill Road, Meole Village, Shrewsbury SY3 9JT**

4 bedroom detached house — £495,000 Freehold



# The Hollies, Mill Road, Meole Village, Shrewsbury SY3 9JT

Coopergreenpooks.co.uk

£495,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

**This beautiful detached Victorian property is well situated in a quiet and convenient location within the popular Meole Village area of town, whilst offering improved and characterful accommodation over 3 floors, along with a lovely rear garden and private driveway.**

## KEY FEATURES

- Lots of attractive and individual features, as well as being tastefully decorated and presented throughout.
- Entrance vestibule connecting to hall with stripped pine doors to rooms.
- Living room with pine and cast-iron open fireplace, along with a bay window to front.
- Family room with oak boarded flooring, exposed brick chimney breast with ornate gas stove and 2 windows to side.
- Kitchen/dining room which has tiled flooring, window to rear and a range of fitted oak fronted units.. There is also a rear entrance area with glazed door to sun terrace and a cloakroom.
- Staircase from hall to first floor landing, where there are 3 bedrooms (2 doubles with original cast iron fire places) and a large family bathroom with roll top bath and a separate shower. One of the double bedrooms also has a large walk-in dressing room which is currently accommodating a double bed.
- From first floor, staircase to second floor landing which provides access to the main bedroom and also a further bathroom.
- Partial double-glazed windows and gas fired central heating.
- Private block paved driveway providing parking, from which steps lead up to the front of the property, where there is a pathway and established garden.
- To the rear of the property there is an Impressive walled sun terrace , which is paved and decked with a glazed veranda. The rear garden is neatly landscaped to lawn with further established beds and hedging and in addition to which there is an enclosed area with a good sized timber store and greenhouse.
- Really good location on a quiet and private street, close to good local schools, Meole Brace retail park and the town centre.

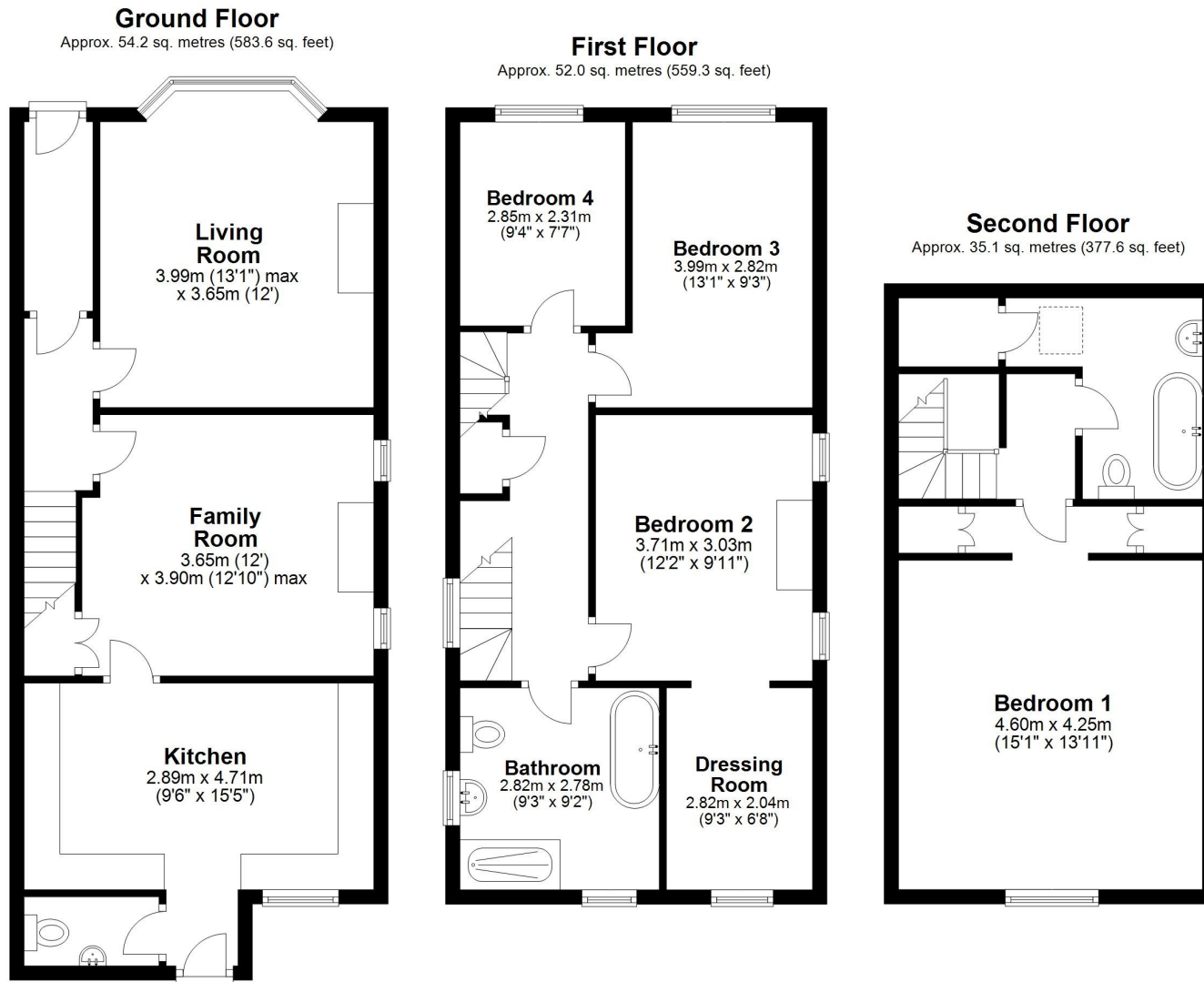
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3 Barker Street  
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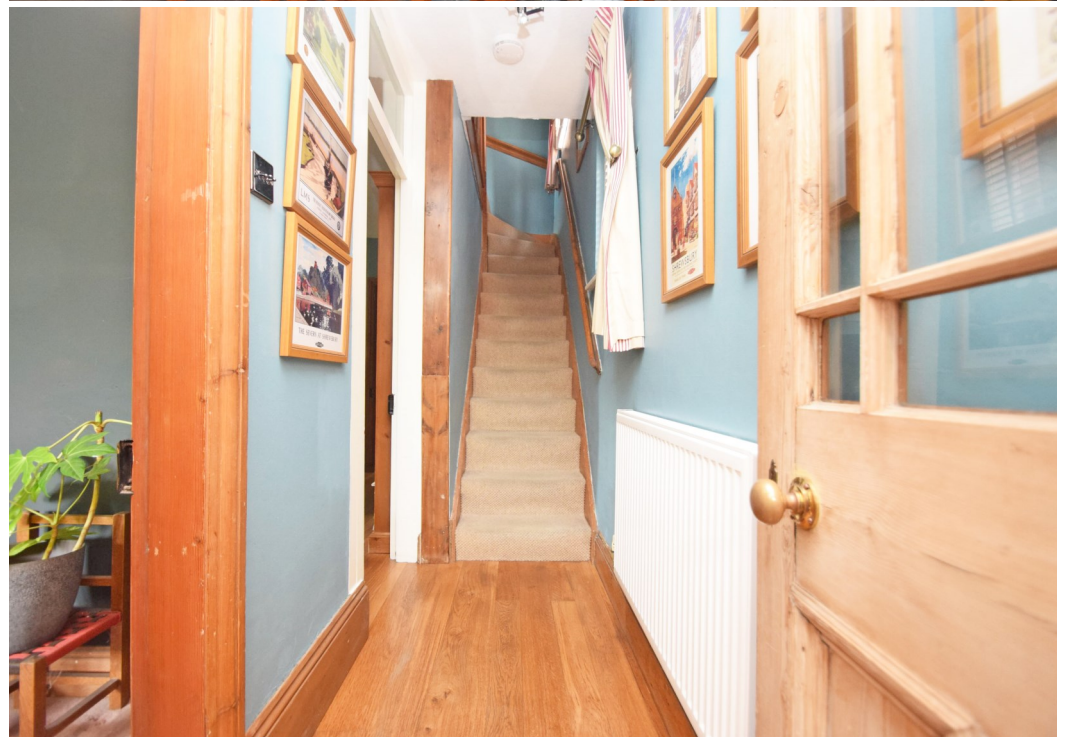
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Total area: approx. 141.3 sq. metres (1520.4 sq. feet)

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.















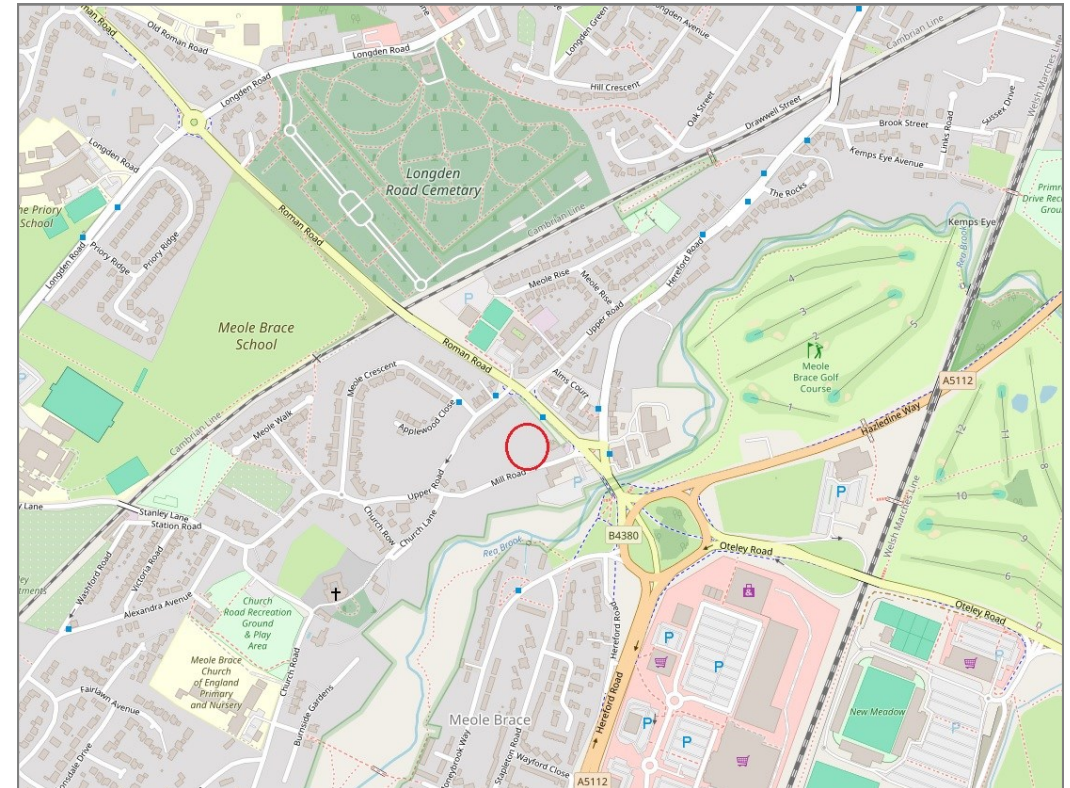




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

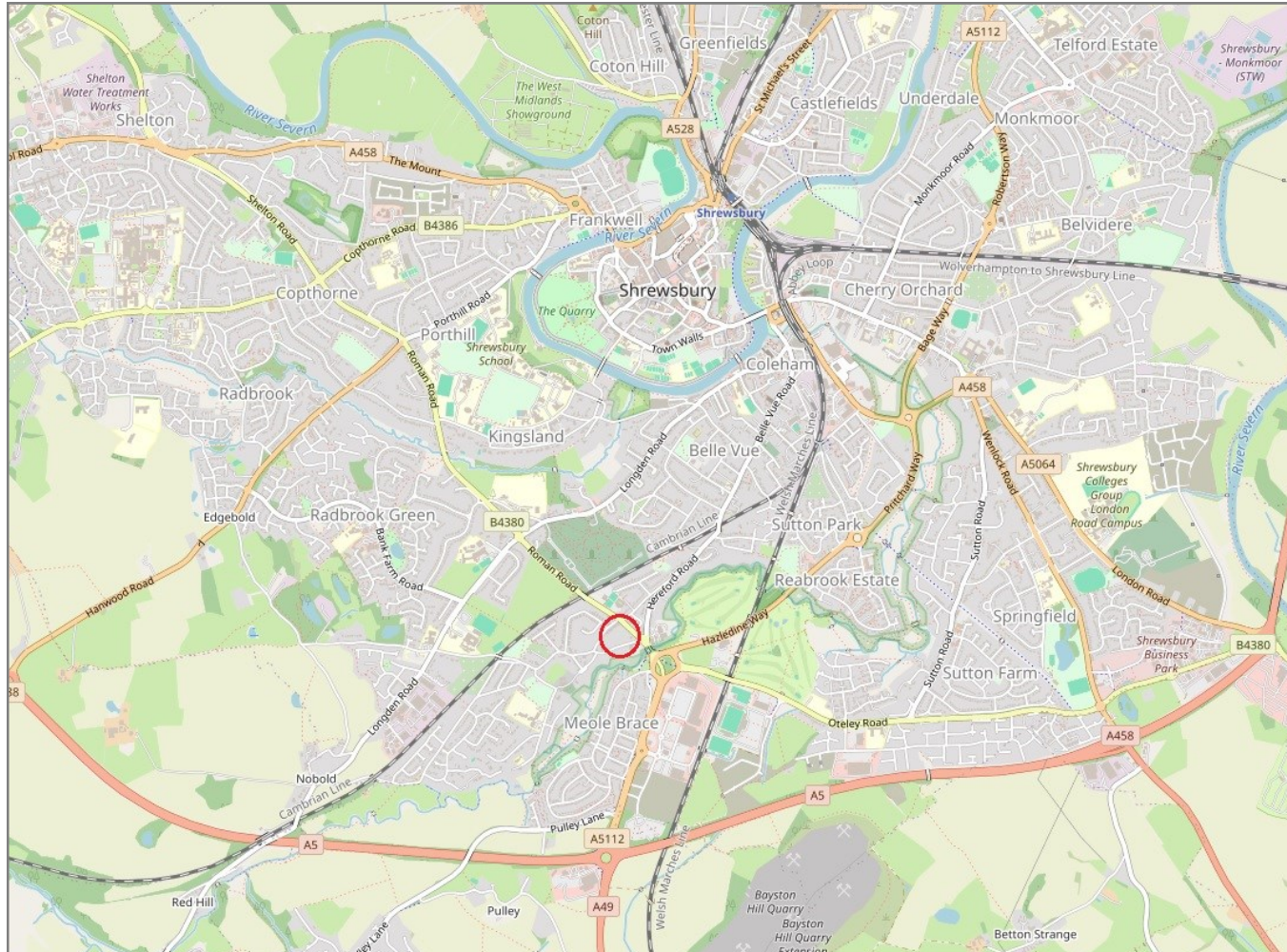


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