



# 6 Mere Close

Shrewsbury, Shropshire, SY2 6LP

Offers in the region of £220,000

**SPENCER  
JAKEMAN**

# 6 Mere Close, Shrewsbury, Shropshire, SY2 6LP

- Generous plot which must be viewed to appreciate the substantial enclosed rear garden
- Three bedroom family property offering well-proportioned accommodation throughout
- Much sought after locality close to schools and useful travel links
- Modern refitted shower room and fitted kitchen
- Three good bedrooms with storage
- Communal parking area to front
- Scope for modernisation
- No upward chain

Occupying an enviable plot with an extremely generous enclosed rear garden, this spacious three bedroom family residence offers well proportioned accommodation throughout whilst allowing scope for modernisation and personalisation for the purchaser. Located in this popular locality close to schools and useful travel links the well maintained property in brief benefits from gas central heating, UPVC double glazing, through entrance hallway, living room with fire, fitted kitchen with arched access to the dining area which has patio doors to rear, side access to the useful lobby area which comprises a WC and two storage rooms. On the first floor are three good bedrooms with a modern recently refitted shower room. To the rear of the property is a fantastically generous enclosed rear garden with patio area ideal for outdoor dining and large lawn area for families to enjoy, side access to the front is a welcomed feature.





To the front of the property is a concrete path and lawn area, communal parking is available to the front. Viewing is advised to appreciate the accommodation on offer and the property is offered for sale with no upward chain.

#### Entrance Hallway

Living Room 13' 9" x 11' 2" (4.2m x 3.4m)

Kitchen 11' 2" x 10' 10" (3.4m x 3.3m)

Dining Room 11' 2" x 11' 2" (3.4m x 3.4m)

Lobby

Store Room

W.C.

Store Room

Stairs rising from hallway to first floor landing

Bedroom One 13' 9" x 11' 10" (4.2m x 3.6m)

Bedroom Two 13' 9" x 10' 6" (4.2m x 3.2m)

Bedroom Three 8' 10" x 6' 11" (2.7m x 2.1m)

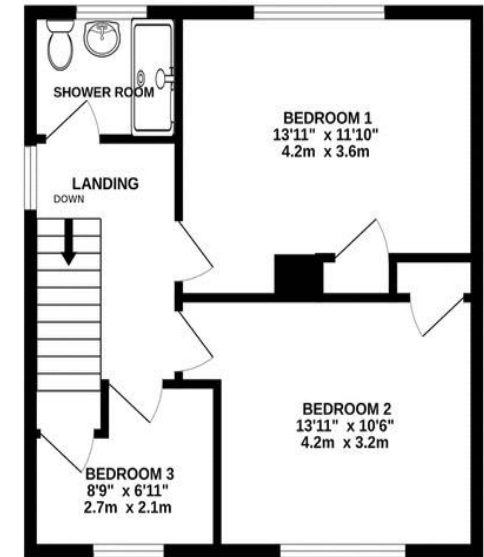
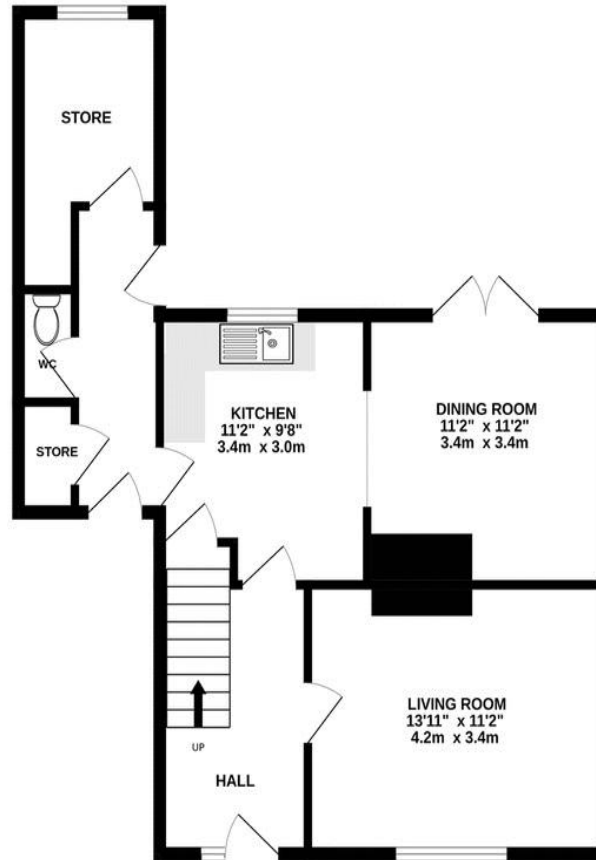
Shower Room





GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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