

# 39 Mary Webb Road Meole Brace Shrewsbury SY3 9NS



4 Bedroom House - Terraced  
Offers In The Region Of £165,000

## The features

- MATURE 4 BEDROOM HOME
- OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT
- 4 BEDROOMS AND BATHROOM
- GOOD SIZED REAR GARDEN
- EPC RATING C
- ENVIABLE LOCATION IDEAL FOR LOCAL AMENITIES
- LOUNGE, KITCHEN/DINING ROOM WITH UTILITY STORE
- OFF ROAD PARKING
- NO UPWARD CHAIN



\*\*\* PERFECT FOR THOSE LOOKING FOR A MODERNISATION PROJECT \*\*\*

An excellent opportunity to purchase this 4 bedroom home, offering scope for modernisation and improvement.

Set on this popular development, ideal for commuters with ease of access to the A5/M54 motorway network and a range of amenities.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Utility Store, 4 Bedrooms and Bathroom.

The property has the benefit of gas central heating, off road parking and good sized rear garden.

Offered for sale with no upward chain.

## Property details

### LOCATION

The property occupies an enviable position on the Southern edge of the Town Centre. Ideally placed for all amenities including Schools, Supermarkets, Shops, Retail Park, regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Entrance door opening to Reception Hall, wooden effect flooring, useful under stairs storage, radiator.

### LOUNGE

having double opening French doors leading onto the rear garden, open grate, radiator.

### KITCHEN/DINING ROOM

having range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with inset 4 ring hob with oven and grill beneath, tiled surrounds and range of eye level wall units, window to the front.

### UTILITY AREA

with space for appliances and door to garden.

### FIRST FLOOR LANDING

with access to roof space.

### BEDROOM 1

with window to the front, built in wardrobe, radiator.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### BEDROOM 4

with window to the rear, radiator.

### BATHROOM

with panelled bath, wash hand basin and WC. Window to the front.

### OUTSIDE

The property is approached over gravelled driveway with parking. Good sized enclosed Rear Garden.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

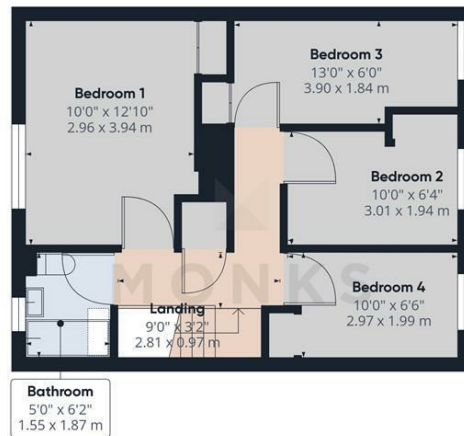
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Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
875.21 ft<sup>2</sup>  
81.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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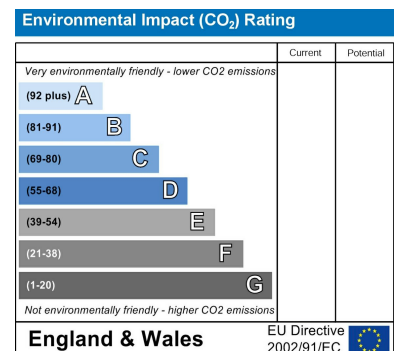
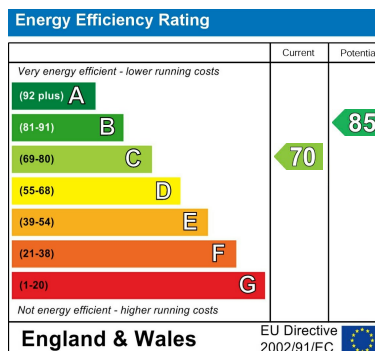
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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