



7 Washford Road, Meole Village, Shrewsbury, Shropshire,  
SY3 9HR

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**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent



An attractive, deceptively spacious and extended two double bedroom bay fronted end of terrace Meole Village is a popular and sought after residential area, well placed within reach of excellent amenities, popular schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands. Early viewing is recommended by the selling agent.

The accommodation briefly comprises the following: Bay fronted lounge, inner hallway, separate dining room, extended kitchen/breakfast room, ground floor shower room, master bedroom with en-suite bathroom, further double bedroom, front and rear enclosed gardens, generous size tarmac driveway, single garage, upvc double glazing, gas fired central heating.

Upvc double glazed entrance door gives access to:

**Dining room**

12'8 x 12'5

Having upvc double glazed window, radiator, wood effect flooring, under-stairs storage cupboard, period style fireplace, coving to ceiling.

Wooden panel door from dining room gives access to:

**Inner hallway**

Having wall mounted digital heating control panel.

Wooden panel door from inner hallway then gives access to:

**Bay fronted lounge**

13'10 x 12'8

Having upvc double glazed bay window to front with fitted seating area and storage below, radiator, coving to ceiling, exposed brick fireplace with log burner, fitted shelving to either side.

Wooden panel door from dining room gives access to:

**Re-fitted L shaped kitchen/breakfast room**

20'8 max x 14'3 x reducing to 6'4

The kitchen breakfast room comprises : a range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktop with inset ceramic sink with mixer tap over, integrated double oven with four ring gas hob with concealed cooker canopy over, space for upright fridge freezer, space for washing machine, tiled splash surrounds, tiled floor, two radiators, upvc double glazed window to side, upvc double glazed French doors giving access to rear gardens with upvc double glazed window to side, service door to garage.

Wooden panel door from dining room gives access to:

**Shower room**

7'11 x 5'10

Having tiled corner shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, heated chrome style towel rail, upvc double glazed window to rear, recessed spotlights to ceiling.

From inner hallway stairs rise to:

**First floor landing**

Panel doors give access to: Two bedrooms.

**Bedroom one**

12'9 x 12'4

Having upvc double glazed window to rear, radiator, fitted wardrobe plus additional large walk-in wardrobe, loft access, picture rail.

Wooden panel door from bedroom one gives access to:

**En-suite bathroom**

8'0 x 5'10

Having a three piece suite comprising: panel bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, upvc double glazed window to rear, airing cupboard housing hot water tank cylinder unit and gas fired central heating boiler, tiled floor, recessed spotlights to ceiling, heated chrome style towel.

**Bedroom two**

12'0 x 10'8

Having upvc double glazed window to front, period style fireplace, radiator, range of fitted wardrobes.

**Outside**

To the front of the property there is a low maintenance stoned garden with low rise brick walling. To the side of this there is a generous tarmac driveway which provides ample off street parking for the property. From the driveway access is then given to:

**Garage**

18'8 x 8'2

Having up and over door, fitted power and light.

**Rear gardens**

Comprising: paved area, lawned garden, raised beds, paved patio, timber garden shed. The rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

