



10 Meole Crescent, Meole Village, Shrewsbury, Shropshire,
SY3 9ET

www.hbshrop.co.uk



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:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £310,000

Viewing: strictly by appointment through the agent

Occupying a generous plot, this is a deceptively spacious, particularly attractive and well maintained three bedroom end of terrace house. The property is situated within this desirable residential location, close to a number of local amenities, schooling and the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, separate dining room, kitchen, walk-in pantry, ground floor bathroom, first floor landing, three bedrooms, front, side and well established generous size rear enclosed gardens, driveway, detached garage with adjoining store, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Canopy over UPVC double glazed entrance door gives access to:

Hallway

Having radiator.

Door from hallway gives access to:

Bay fronted lounge

11'10 max into bay x 10'10

Having large UPVC double glazed bay window to front, radiator, gas fire with wooden fire surround, picture rail.

Door from entrance hallway gives access to:

Dining room

15'11 x 12'5

Having understairs storage cupboard, two UPVC double glazed windows, gas fire set to an attractive tiled fire surround, picture rail, radiator.

Door from dining room gives access to

Kitchen

10'9 x 7'0

Having eye level storage cupboards, base units with built-in drawers, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, space for appliances, UPVC double glazed window to side, UPVC double glazed door giving access to rear of property, radiator.

Door from kitchen gives access to:

Walk-in pantry

Having fitted shelving, UPVC double glazed window to rear.

Door from entrance hallway gives access to:

Ground floor bathroom

Having panel bath with electric shower over, low flush WC, pedestal wash hand basin, part tiled to walls, radiator, UPVC double glazed window to side.

From entrance hallway stairs rise to:

First floor landing

Having loft access.

Doors then give access to: Three bedrooms.

Bedroom one

15'11 x 9'11

Having UPVC double glazed window to front, radiator, picture rail.

Bedroom two

9'9 x 9'8

Having UPVC double glazed window to rear, radiator.

Bedroom three

12'5 x 5'11

Having UPVC double glazed window to side, radiator, walk-in over stairs store cupboard housing gas fired central heating boiler and UPVC double glazed window.

Outside

The property occupies a generous plot to the front there is a lawn garden with mature hedging. To side there is a further lawn garden with mature shrubs. In between the front and side gardens there is a driveway providing ample off street parking which gives access to:

Detached timber garage with adjoining store

In between the house and garage access is then given to the property's

Rear gardens

Which comprises: lawn gardens, paved pathway to side, mature shrubs, plants, bushes, fruit trees. The gardens are enclosed and are a pleasing feature of the property.

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 C

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

