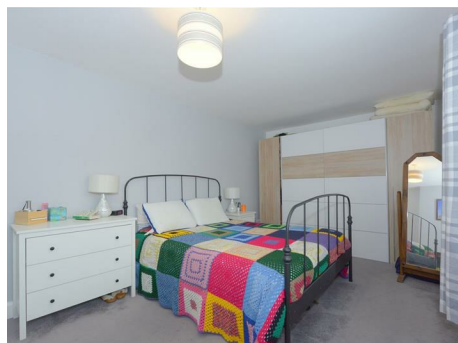


14 Meole Crescent, Meole Village, Shrewsbury, Shropshire,
SY3 9ET

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
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Offers In The Region Of £318,500

Viewing: strictly by appointment
through the agent

Having undergone a programme of improvement and expansion, this is a spacious and well presented three double bedroom mature mid terrace house, having the added benefit of planning permission to extend into the roof space to create a 4th bedroom with ensuite and dormer. The property is located within this highly desirable residential location, close to highly regarded schooling and being well placed for access to local amenities, the Shrewsbury town centre and local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, sitting room with wood burning stove, extended refitted kitchen/diner, laundry room, refitted ground floor bathroom, first floor landing, three double bedrooms, stoned driveway providing off street parking for two vehicles, large mature rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Reception hallway
Having quarry tiled floor, wall mounted thermostat control unit, radiator.

Wooden panel door from reception hallway gives access to:

Lounge
12'2 x 9'11
Having UPVC double glazed window to front, radiator, exposed wooden flooring, attractive brick hearth with fire surround and fitted shelving to either side, picture rail.

Wooden panel door from reception hallway gives access to:

Sitting room
12'4 x 10'8
Having wood burning stove, timber mantle above, wall hung radiator, understairs storage cupboard, wood effect flooring.

From sitting room access is then given to:

Extended refitted kitchen/diner
13'0 x 10'8
Having attractive base units with eye level store cupboard, integrated double oven, dishwasher, wine cooler, four ring induction hob with cooker canopy over, fitted wooden worktops with inset sink with mixer tap over, UPVC double glazed window to rear, recessed spotlights to ceiling, double glazed roof window, wood effect flooring, contemporary wall mounted radiator.

Part glazed door from extended kitchen/diner gives access to:

Laundry room
6'8 x 5'6
Having space for upright fridge freezer, washing machine, fitted worktop above, UPVC double glazed windows to rear, UPVC double glazed door giving access to rear gardens, vinyl floor covering, wall mounted electric heater.

Wooden panel door from reception hallway gives access to:

Refitted ground floor bathroom
Having a three piece suite comprising: Panel bath with drench shower over plus hand-held shower attachment off, pedestal wash hand basin, tiled splash surround, low flush WC, quarry tiled floor recessed

spotlights to ceiling, UPVC double glazed window to rear, wall hung heated towel rail, mirror fronted bathroom cabinet and shaver point.

From reception hallway stairs rise to:

First floor landing
Having loft access leading to a generous size loft space.

Doors then give access to: Three double bedrooms.

Bedroom one
17'9 x 9'11
Having UPVC double glazed window to front, radiator.

Bedroom two
10'11 x 9'8
Having UPVC double glazed window to rear, picture rail, radiator.

Bedroom three
12'4 x 6'6
Having store cupboard with gas fired central heating boiler, UPVC double glazed window to rear, picture rail.

Outside
To the front of the property there is a stoned brick edge driveway providing off street parking with mature hedging. Shared side access with the neighbouring property leads to gated side access and in turn gives access to the property's:

Large rear gardens
Having lawn garden, raised decked area, bark section, timber garden shed, stoned areas, a variety of mature shrubs, plants, bushes and trees, outside electricity point. 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.

Agents note
The vendors have informed us of the added benefit of planning permission to the property, to extend into the roof space to create a 4th bedroom with ensuite and dormer.

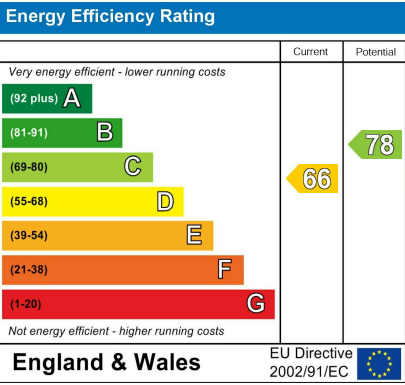
COUNCIL TAX BAND C

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.



FLOORPLANS

