

4 Meole Hall Gardens, Meole Village, Shrewsbury,  
Shropshire, SY3 9JS

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**Offers In The Region Of £700,000**

Viewing: strictly by appointment  
through the agent



Occupying a beautiful plot, extending to approximately 0.4 of an acre and leading down to The Reabrook, this is an attractive, spacious and well presented four double bedroom period property, which occupies a superb position whilst being situated within this highly desirable residential location, in the heart of Meole village. The property is within walking distance of a variety of local amenities including the Meole Brace Retail Park, popular schooling, the historic Town Centre of Shrewsbury and is also well placed for easy access to the local by-pass which links up to the M54 motorway network. This is a rare opportunity to acquire a property of this nature and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance vestibule, reception hallway, study/snug, living room, dining room, bespoke handmade kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, refitted family bathroom, large carpeted useful attic area, generous brick paved driveway, carport, garage/workshop, lower workshop/garden store, beautifully kept mature rear enclosed gardens leading down to the Reabrook (plot size approximately 0.4 of an acre), double glazing throughout, gas fired central heating.

The accommodation in greater detail comprises:

Wooden framed glazed leaded entrance door gives access to:

#### Entrance vestibule

Having part tiled to walls, attractive leaded glazed wooden door gives access to:

#### Reception hallway

Having engineered wooden flooring, understairs storage cupboard, radiator, leaded sealed unit double glazed window to front.

Wooden panel door from reception hallway gives access to:

#### Bay fronted study/snug

15'5 max into bay x 10'9

Having UPVC double glazed bay window with window seat and with a pleasing aspect to over the property's rear gardens, fitted book shelves, radiator, period style fire place, picture rail.

Wooden panel door from reception hallway gives access to:

#### Living room

17'7 x 11'7

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, wood burning stove, coving to ceiling, radiators.

From reception hallway wooden panel door gives access to:

#### Dining room

11'9 max into recess x 11'3

Having leaded UPVC double glazed window to front, wood burning stove, shelf storage cupboard to side, radiator, engineered wooden flooring, recessed spotlights and coving to ceiling.

Wooden framed glazed door from dining room and wooden panel door from living room give access to:

#### Bespoke handcrafted kitchen/breakfast room

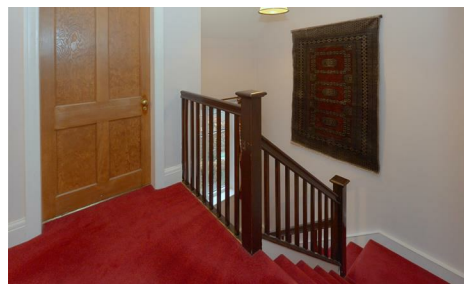
20'10 max x 12'0

Comprising: A range of handmade eye level and base units with built-in cupboards and drawers, fitted Granite and Beech worktops with inset twin Belfast style sink with mixer tap over, tiled floor, tiled splash surrounds, free standing Range style cooker with five ring gas hob and cooker canopy over, space for further appliances, radiator, recessed spotlights to ceiling, UPVC double glazed window overlooking the property's pleasing rear gardens, large pantry style storage cupboard with further storage cupboard above, UPVC double glazed door giving access to side of property.

Wooden framed glazed door from kitchen/breakfast room gives access to:







#### **Utility room**

8'8 x 4'11

Having fitted worktop with inset ceramic sink and mixer tap over, base units, wall mounted gas fired central heating boiler, tiled floor, space for washing machine etc, leaded UPVC double glazed window to front.

Wooden panel door from utility room gives access to:

#### **Cloakroom**

Having low flush WC, wall mounted wash hand basin, heated chrome style towel rail, tiled floor, sealed unit double glazed window to front.

From reception hallway stairs rise to:

#### **Half landing**

Half landing then leads to:

#### **First floor landing**

Having radiator.

Wooden panel doors then give access to: Four double bedrooms and refitted family bathroom.

#### **Bedroom one**

16'8 x 10'11 excluding wardrobe recess

Having UPVC double glazed window overlooking the property's pleasing rear gardens with double glazed window to side, radiator, range of fitted custom built wardrobes with eye level storage cupboards above plus an additional walk-in wardrobe store having fitted shelving and hanging rails.

Door from bedroom one gives access to:

#### **Ensuite shower room**

Having tiled corner shower cubicle, pedestal wash hand basin, low flush WC, radiator, leaded UPVC double glazed window to front, heated chrome style towel rail, wall mounted pull cord electric heater, recessed spotlights and extractor fan to ceiling, fully tiled to walls.

#### **Bedroom two**

13'1 x 11'8

Having UPVC double glazed window overlooking the property's pleasing rear gardens, radiator, free standing double wardrobe with fitted store cupboards to either side and display shelving, picture rail.

#### **Bedroom three**

16'0 max into bay x 10'9

Having UPVC double glazed bay window overlooking the property's pleasing rear gardens with window seat, radiator.

#### **Bedroom four**

10'9 x 8'8

Having leaded UPVC double glazed window to front, radiator.

#### **Refitted family bathroom**

Having a three piece suite comprising: Panel bath with shower attachment off taps and glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit and storage cupboards below, tiled to walls, fitted mirror, tiled to floor, heated chrome style towel rail, leaded UPVC double glazed window to front, recessed spotlights and extractor fan to ceiling.

From bedroom four a pull down loft ladder leads to a:

#### **Large carpeted attic space**

Which comprises: Roof windows and eaves storage.

#### Outside

To the front of the property there is a generous size brick paved driveway providing ample off street parking, inset shrubs and outside lighting point. From the driveway wooden framed glazed double doors gives access to:

#### Carport

Having wooden and polycarbonated roof. Access is then given to a further brick paved driveway which leads to:

#### Garage/workshop

Currently divided into two sections:

##### Section one

11'5 x 10'10

##### Section two

10'4 x 9'6

Below the garage there is a:

#### Garden store/workshop

11'1 x 7'3 excluding recess

#### Rear gardens

The property's rear gardens are a superb feature of 4 Meole Hall Gardens and comprise: Large paved sun terrace/patio area with outside cold tap and lighting points, paved steps then lead down to a large lawn garden, glazed summerhouse and a variety of shrubs. Access is then given to a raised area with a variety of specimen shrubs, plants, trees and bushes and gardens leading down to the Reabrook. The plot size extends to approximately to 0.4 of an acre.

#### 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 E

#### 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).

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