



HOLLAND
BROADBRIDGE

**3 The Sidings Washford Road, Meole Village, Shrewsbury,
Shropshire, SY3 9AJ
Offers In The Region Of £425,000**



Washford Road

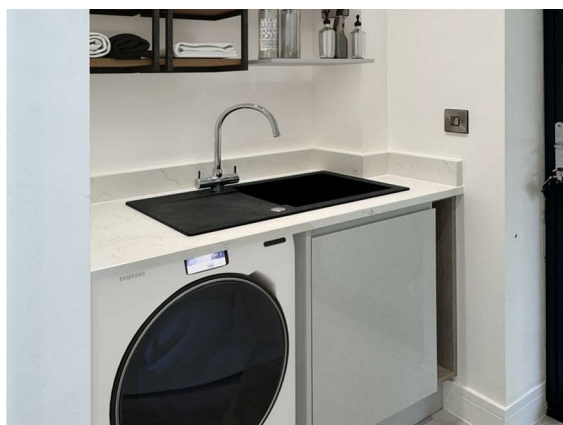
Meole Village, Shrewsbury, Shropshire, SY3 9AJ



- A stylish brand-new semi-detached house
- 2 reception rooms
- Bosch appliances
- 2 bathrooms
- Garden
- 3 Bedrooms
- Quooker tap
- Downstairs cloakroom
- Undercroft parking
- Sought after area

A stylish brand new semi detached home positioned in the sought after area of Meole Village. Boasting flexible open plan accommodation this stylish three bedroom property with undercroft parking offers modern fixtures and fittings including Bosch kitchen appliances, Quooker tap and aluminum windows.

Shrewsbury town centre 3.5 miles, Oswestry 15 miles, Church Stretton 16 miles, Telford 17 miles.



The Sidings is positioned in the desirable and established residential area of Meole Village, a quiet leafy suburb with a thriving community and being close to Shrewsbury Town Centre. Within Meole Village is a convenience shop Church and Trinity Centre, recreation parks and Meole Brace CofE Primary School with nursery.

Shrewsbury offers an extensive range of bars, restaurants, shopping, leisure and social facilities such as Theatre Severn and the beautiful Quarry Park which plays host to a number of events including the famous annual Flower Show. There are highly regarded schools in the county, within both the state and private sectors.

The A5 is a short distance and provides good links to the North West via Oswestry and to the east via Telford to Birmingham. A rail service is available in Shrewsbury with trains to London, Birmingham and Chester. Airports are available at Liverpool, Manchester and Birmingham.

The property

This wonderful contemporary home forms part of a unique development of only seven properties all of which have been imaginatively designed and beautifully presented, ideal for today's modern living. The shape of the site has defined the significant and elongated dwellings to emulate the detail and character seen on historic railway sidings buildings which includes striking brickwork, rounded corners and deep window reveals.



The property which has accommodation over two floors benefits from modern fixture and fittings including well equipped open plan kitchen/sitting room, stylish bathroom and en suite, aluminum windows, undercroft parking with provision for EV charging and inset spotlights throughout. The property also boasts impressive performance in relation to thermal values and heat retention, air tightness and acoustic resilience.

Approached by a covered entrance porch with courtesy light the welcoming entrance hall with tiled flooring and slimline vertical radiator leads to all ground floor rooms, an attractive curved staircase leads to the first flooring.

The well-equipped contemporary kitchen area with floor floor offers a range of wall and floor units with granite work tops, feature smoked mirror splashback and Quooker tap. The modern Bosch appliances include induction hob with extractor fan above, oven, dishwasher and integrated fridge freezer. The sitting area which has the same flooring has three slimline vertical radiators and double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining. The separate utility room benefits from luxury vinyl flooring, inset wash hand basin with cupboard and shelving under, granite work tops and additional appliance space, there is a double glazed door which gives access to the undercroft parking.

The first floor landing has a feature narrow vertical window and sky light, there is a cupboard with double opening doors housing gas boiler and a further handy airing cupboard. The double aspect principal bedroom with feature floor to ceiling windows, has a range of fitted wardrobes incorporating hanging rail and shelving and slimline vertical radiators. The ensuite consists of a full width shower, wash hand basin with cupboard under, heated towel rail and tiled floor. Bedrooms 2 and 3 boast floor to ceiling windows and slimline vertical radiators – all three bedrooms are carpeted. The family bathroom comprises of a bath incorporating shower, wash hand basin with cupboards under, tiled floor, heated towel rail, obscure window and skylight.

Outside

The enclosed rear garden has a full width paved patio leading to lawn, there is a gate giving access onto a gravelled parking area. The undercroft parking has the provision for an electric vehicle charging point.

General

Local Authority: Shropshire Council

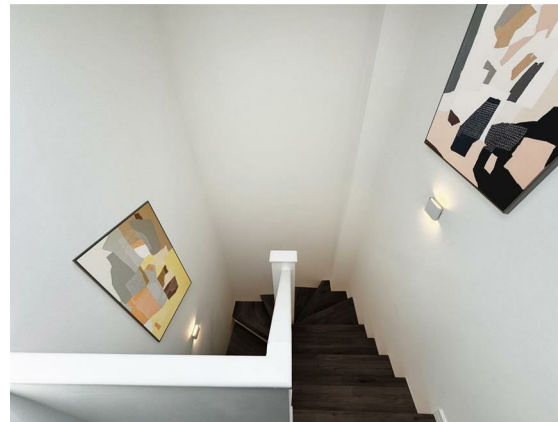
Council Tax: Unallocated

EPC RATING: B

Tenure: Freehold

Services: Mains electricity, gas, water and drainage

Warranty: ICW 10 years





Agents note

There will be a management charge per dwelling to contribute to the communal areas. Please consult your solicitor for verification.

The entrance / shared access to the development (adjacent to the garages) is owned by our clients, however the garages are owned by other parties.

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.



Directions

Directions From the A5 Dobbies roundabout take the first exit, then follow this road proceeding over the Hereford Road roundabout and on to the Meole Brace roundabout. Take the second exit signposted to Copthorne and keep left onto Roman Road. After the traffic lights, turn left onto Upper Road and follow this road, passing over the mini roundabout and on to Station Road. Just before the bridge take the left hand fork and proceed onto Washford Road, where the properties can be found on your right. What3words unique.chips.cotton











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