



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Plot 2, The Sidings, Washford Road, Meole Village,  
Shrewsbury, SY3 9AJ**

**£495,000**

To view this property please call us on **01743 236 800** Ref: T7697b

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A unique and exciting development of 7 exclusive and contemporary homes, which stand apart from other local, more traditional housing developments.

The stylish and imaginative construction will undoubtedly appeal to a range of generations.

Modern designs incorporate spacious open-plan living flooded with natural light and embrace a fresh approach to the external and internal detail.

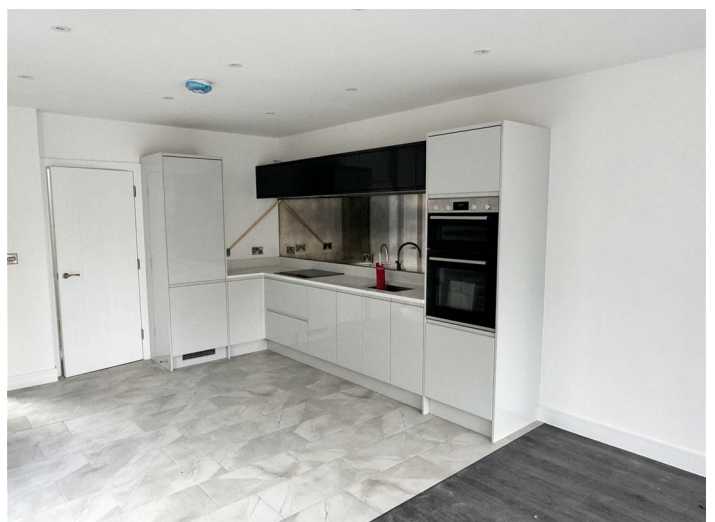
This unique and contemporary brand new three bedroom semi-detached house stands out from traditional housing developments and incorporates spacious open-plan living flooded with natural light, a utility, cloakroom, three double bedrooms and a bathroom. Private garden with patio. Under-croft parking space and separate private parking.

This development comprises of seven unique homes which have been imaginatively and expertly created, situated in the popular village of Meole Brace, with with a range of excellent amenities including village stores, Church and a frequent bus service to the nearby town centre with its many fashionable bars, restaurants, Theatre Severn, boutique shops and The Quarry Park and Dingle Gardens.

The natural landscape and shape of the site has defined the significant and unique elongated dwellings to emulate the detail and character seen on historic railway sidings buildings, and as such, striking brickwork details, rounded corners and deep window reveals are all prominent. The windows, doors and garden rooms further amplify the heritage in contrasting dark grey aluminium against the heritage red brick. The windows designed and built again to exceptional performance standards.

The quality of build, level of detail and standard of finish is exceptional, and not often seen; the word performance is often referred to, but here the performance is significant, real and justified.

Performance in relation to air-tightness, thermal values and heat retention, and acoustic resilience are at levels not normally achieved outside exception and passive house standards. We pride ourselves on hand blowing in a recycled paper insulation which provides for far greater densities and more consistent coverage, thereby eliminating cold spots or heat leakage, which in turn ensures far lower living and running costs. The sound-deadening levels achieved are next level.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### SUPERB OPEN-PLAN LIVING ROOM / KITCHEN

12'4 max x 27'8 (3.76m max x 8.43m)

Kitchen fitted with a range of high gloss handle-less units with hand finished veined white granite and upstands

Integrated Bosch appliances

Sink with Quooker instant hot water tap

### UTILITY

9'6 x 4'6 (2.90m x 1.37m)

### CLOAKROOM

5'2 x 2'9 (1.57m x 0.84m)

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### MASTER BEDROOM

12'6 x 10'3 (3.81m x 3.12m)

Triple mirror fronted wardrobes

### BEDROOM 2

12'4 x 10 (3.76m x 3.05m)

### BEDROOM 3

10'6 x 6'10 (3.20m x 2.08m)

### BATHROOM

6'10 x 5'3 (2.08m x 1.60m)

## OUTSIDE THE PROPERTY

Enclosed rear garden laid to lawn with paved patio area.

Parking is located in the under-croft of the property with provision for EV charging. There is a further parking space at the end of the garden.



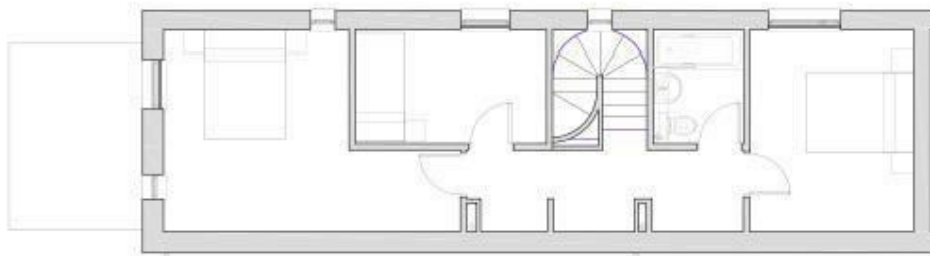




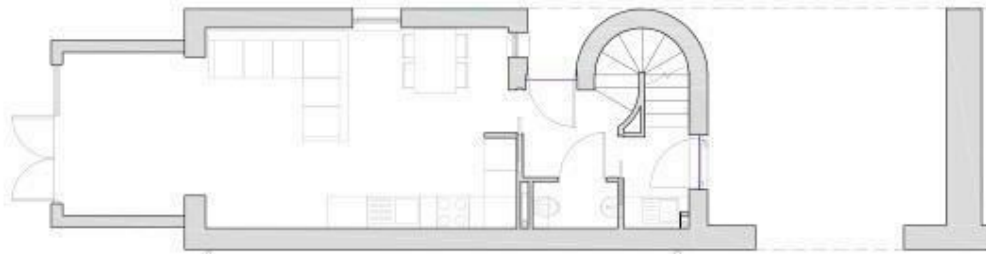


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## FLOOR PLANS ...



PLOTS 2, 3 & 4  
First Floor Plan  
52.47 SQM  
564.78 SQFT



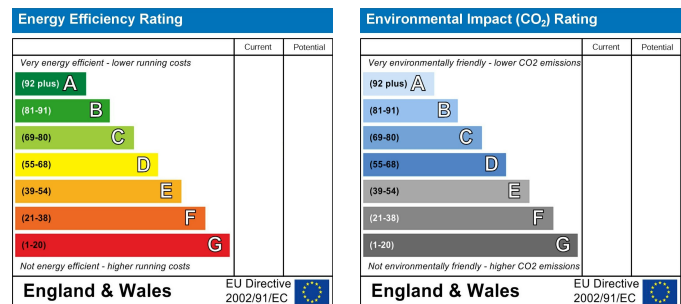
PLOTS 2, 3 & 4  
Ground Floor Plan  
39.73 SQM  
427.65 SQFT

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## HOW TO FIND THIS PROPERTY

The development is best approached along Roman Road towards Meole Brace. Turn right into Upper Road and continue through the one-way system to the mini-island. Turn left into Vicarage Road, bearing right into Stanley Road. Second left into Station Road, bear left into Washford Road, where the entrance to The Sidings will be seen after a short distance on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band:

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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