



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Upper Road, Meole Village, Shrewsbury, SY3 9JW

£280,000 Region

To view this property please call us on **01743 236 800** Ref: T7716/WM/lrd

A well appointed 2 bedroom terraced house in the popular and desirable area of Meole Village.

This well appointed 2 bedroom terraced home provides well planned and well proportioned accommodation throughout; briefly comprising: entrance porch, hallway, snug, living room, kitchen, downstairs WC; 2 bedrooms and family bathroom to the first floor. Outside, parking space and a well maintained rear garden. The property also benefits from gas fired central heating.

The property is situated in the ever popular and desirable Meole Village on the western fringe of Shrewsbury, close to excellent amenities including popular schools in the private and state sector, Royal Shrewsbury Hospital and within close proximity of the town centre, with its many fashionable bars and restaurants, Theatre Severn, bus and railway stations and the renowned Quarry Park and the Dingle Gardens. Within easy reach of the Shrewsbury bypass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE PORCH

HALLWAY

SNUG

9'9" x 9'5" (2.97m x 2.86m)

Bay window to the front

Feature fireplace

LIVING ROOM

12'3" x 13'4" (3.73m x 4.07m)

Feature fireplace

KITCHEN

6'7" x 13'4" (2.00m x 4.07m)

Impressive skylights, providing ample natural light

Modern fitted wall and base units

Built in eye level oven

Gas hob

French doors opening onto the patio area

WC

Low flush wc

Sink and mixer tap

STORAGE

From the HALLWAY, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

12'1" x 13'4" (3.68m x 4.07m)

Window to front

Access to:

BATHROOM

Window to the rear

Panelled bath with shower over and shower screen

Low flush wc

Inset wash hand basin with cupboard under

Heated towel rail

Additional storage cupboard

BEDROOM 2

10'5" x 13'4" (3.17m x 4.07m)

Window to rear

Internal storage

OUTSIDE THE PROPERTY

The property is approached over a concrete drive with a gravelled area providing parking for one car.

To the rear of the property, there is a spacious patio area with raised wooden decking, perfect for entertaining. Further down the rear garden, there is an area predominantly laid to lawn with floral and shrubbery borders, as well as a greenhouse and garden shed.









FLOOR PLANS ...

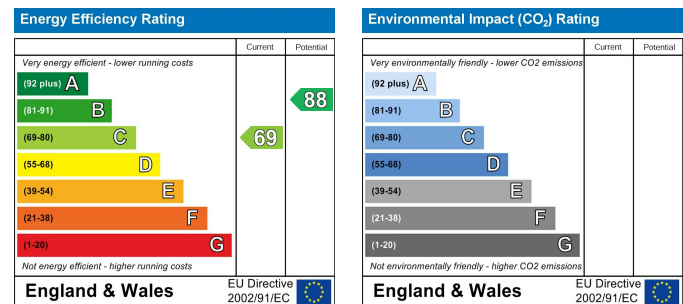


Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury, along the Roman Road towards Meole Brace, turning right into Upper Road where the property will be found after a short distance on the left 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: B

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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones