



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**46 Victoria Road, Meole Village, Shrewsbury SY3 9HX**

**£315,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: T7655/SL/MU



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# A particularly well appointed, neatly kept and improved, 3 bedroomed family house situated in this highly desirable and much sought after residential area.

BACK ON THE MARKET FOLLOWING RENOVATIONS - The property provides well planned and well proportioned accommodation throughout with rooms of pleasing dimensions and is presented by the current owner to an exacting standard and benefits from full gas-fired central heating. The property has recently been completely re-roofed. NO UPWARD CHAIN.

Well placed in this popular and convenient residential area close to excellent schools, local shops, a frequent bus service to the town centre with its many fashionable bars and restaurants, boutique style shops, Theatre Severn, the Shrewsbury Railway Station together with the Quarry Park and Dingle Gardens and also within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### OPEN ENTRANCE PORCH

Panelled and part glazed door to :

### ENTRANCE HALL

Heather tiled floor

### LIVING ROOM

10'10" x 12'0" (3.30m x 3.66m)

A pleasant room with bay window overlooking the forecourt and the formal reception area to the front

Fireplace with surround and mantel, raised slate hearth and recess housing log burning stove

Archway to :

### DINING ROOM

12'0" x 12'4" (3.66m x 3.77m)

Cupboard housing the recently installed gas fire boiler providing the heating and domestic hot water

Further storage cupboard

Window overlooking the rear garden

Understairs storage cupboard.

### KITCHEN

13'0" x 8'0" (3.96m x 2.43m)

Superbly appointed with a range of matching modern units incorporating cupboards and deep pan drawers and a range of integrated appliances

Two windows overlooking the garden

Panelled and part glazed door allowing access to the garden,

From the entrance hall a STAIRCASE rises to a FIRST FLOOR LANDING

### BEDROOM 1

11'5" x 15'3" (3.49m x 4.65m)

Large window with open outlooks along Victoria Road and towards Alexander Avenue

### BEDROOM 2

11'0" x 9'11" (3.35m x 3.02m)

Window overlooking the garden to the rear.

### BATHROOM

Neatly and well appointed with a modern white suite comprising panelled bath, mixer tap and shower attachment

Pedestal hand basin

Large fully tiled shower cubicle with side panel and pivot door and direct mixer shower.

### CLOAKROOM/WC

With separate WC low type flush

Wash hand basin.

From the first floor landing a STAIRCASE continues to a SECOND FLOOR

### BEDROOM 3

18'3" x 10'6" (5.55m x 3.20m)

A pleasant through room with window overlooking the garden to the rear with views in the distance

Velux roof light.

### EN SUITE SNOWER ROOM

With fully tiled shower cubicle with pivot door and direct mixer shower

Hand basin

WC low type flush.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is set back and divided from the road by an ornamental dwarf wall with floral and rose display and approached through a pillared entrance with gateway and pathway serving the formal reception area with a shallow forecourt to the rear.

Gateway provides access across neighbouring property to Victoria Road.

There is an attractive and neatly kept, well stocked GARDEN with a paved patio, neatly kept lawn, floral and shrubbery borders and additional paved sun terrace. The whole well enclosed on all sides by closely boarded wooden fencing.









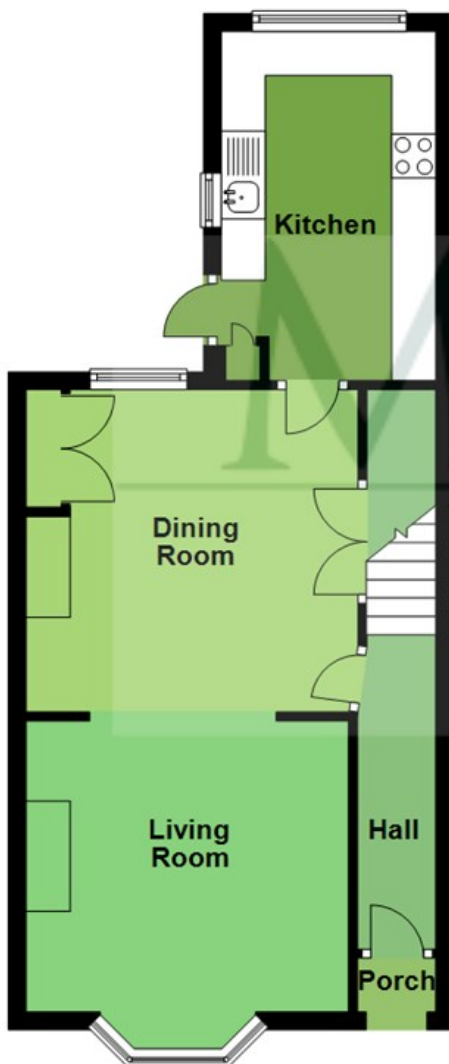




## FLOOR PLANS ...

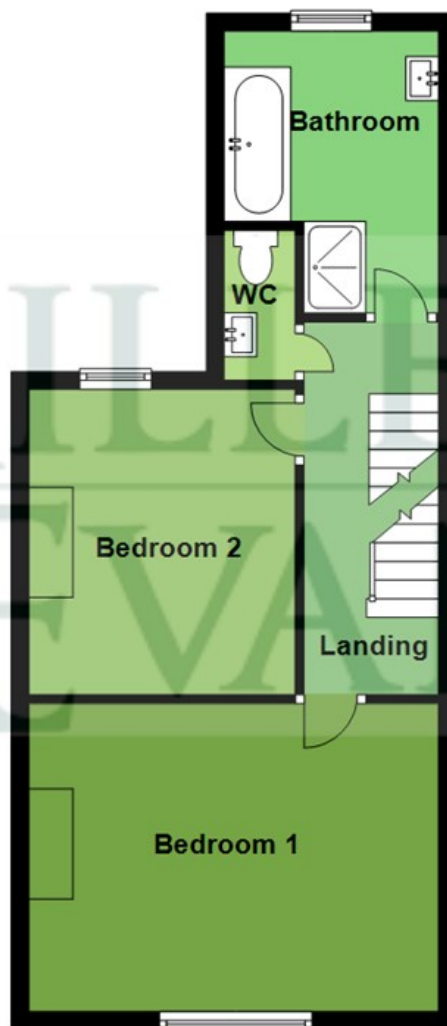
### Ground Floor

Approx. 461.6 sq. feet



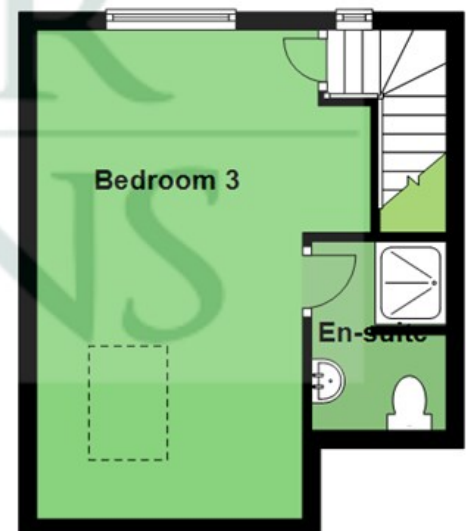
### First Floor

Approx. 447.1 sq. feet



### Second Floor

Approx. 259.9 sq. feet



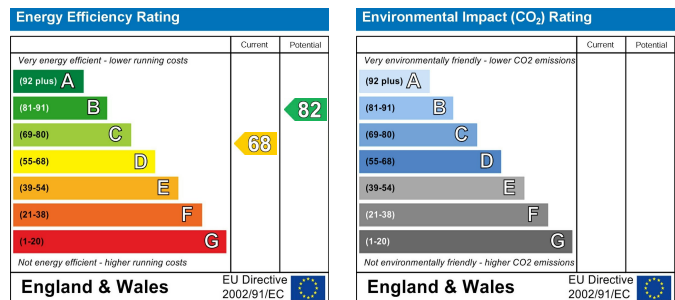
Total area: approx. 1168.6 sq. feet

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 and turn right into Upper Road and continue through the one way system to the mini island taking the first exit into Vicarage Road, bearing right and turning left into Alexander Avenue. Continue along Alexander Avenue for some distance, eventually turning right into Vicarage Road where the property will be found almost immediately 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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto: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