



51 Meole Crescent, Shrewsbury, SY3 9EP

Shrewsbury & Country House Sales

**MILLER
EVANS**



51 Meole Crescent, Shrewsbury, SY3 9EP

£300,000

Freehold

- Well presented terraced house
- Living room and dining room
- Breakfast kitchen with French doors to rear garden
- Ground floor bathroom
- Three bedrooms
- Extensive rear garden
- Driveway providing parking
- Popular and convenient location close to excellent amenities



A well presented three bedroom terraced home, in a sought after location with extensive rear garden. The accommodation briefly comprises; entrance hall, living room, dining room, kitchen, bathroom. Three bedrooms to the first floor. Driveway providing parking. Extensive well stocked rear garden. The property benefits from Gas fired central heating.

Meole Crescent is a peaceful residential road, located within the popular Meole Village on the southern side of Shrewsbury. The property is well placed within reach of excellent amenities, including popular schools and local shops, while also being well placed within reach of the Shrewsbury by-pass with M54 link. Nearby green spaces contribute to its quiet family friendly atmosphere.







ENTRANCE HALL

LIVING ROOM
9'11" x 12'10"

DINING ROOM
16'1" x 11'2"

BREAKFAST KITCHEN
20'5" x 6'7"

Fitted with a range of matching wall and base units
French doors to rear garden

BATHROOM
Panelled bath
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1
9'11" x 17'9"



BEDROOM 2
10'0" x 10'9"

Built in wardrobes with sliding doors

BEDROOM 3
16'1" x 6'8"

Store cupboard.

GARDENS AND GROUNDS

The property is approached over a driveway providing parking for two cars.

There is shared gated access down the side of the property leading to an extensive enclosed rear garden laid mainly to lawn, with paved patio area providing ideal seating/entertaining, well stocked floral beds and border and mature hedging. Garden store shed. Rear gated access leading over the railway line onto the playing fields.



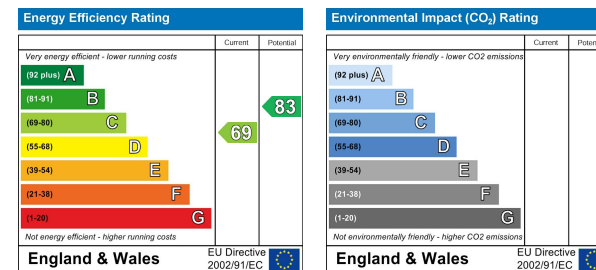
HOW TO GET THERE

The property is best approached out of Shrewsbury along the Roman Road towards Meole Brace. After some distance turn right into Upper Road. Turn right into Meole Crescent and continue for a further distance and the property will be found.



Total area: approx. 1028.9 sq. feet

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



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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

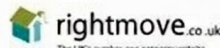
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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FIND OUR PROPERTIES ON:



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