ZJ&B
Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



11 Meole Rise, Meole, Shrewsbury, Shropshire, SY3 9JG

Offers in the Region Of £375,000

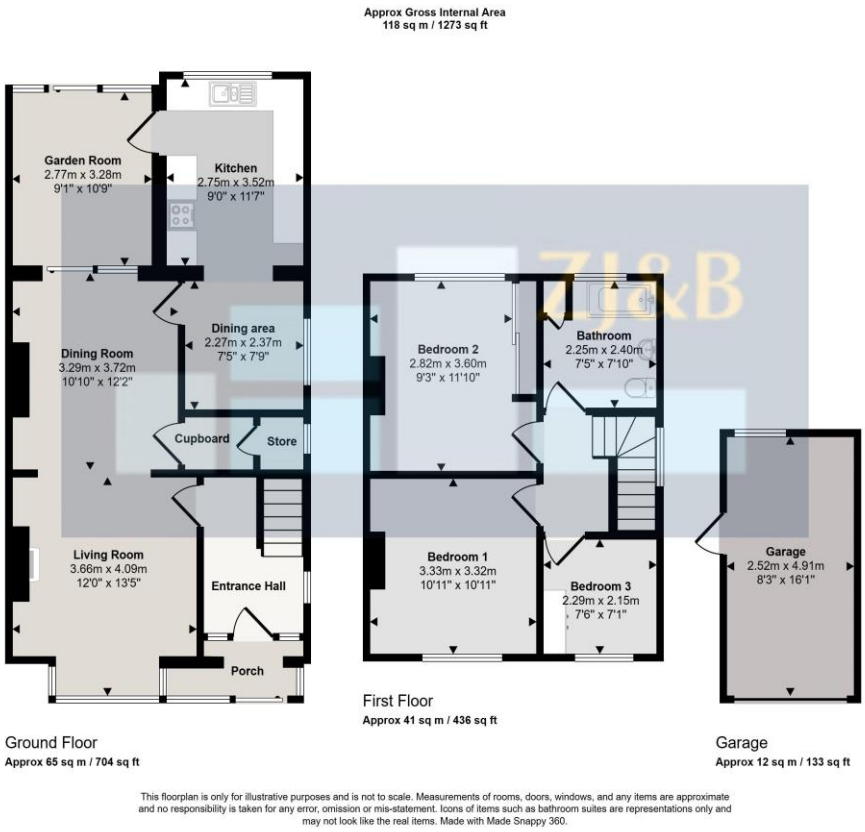
This much-loved three-bedroom detached home, on a generous plot, has been in the same family for nearly 50 years.







Offered for sale with no upward chain, this much-loved three-bedroom detached home on Meole Rise has been in the same family for nearly 50 years. Sitting on a generous plot with a substantial rear garden, the property retains period features and would benefit from general refurbishment throughout, giving buyers the opportunity to update it to suit their tastes while retaining its character. The ground floor comprises an open-plan living and dining room, a kitchen with a further dining area, and a separate garden room overlooking the rear garden. Upstairs are two double bedrooms, a single bedroom and a family bathroom. Outside, the large rear garden offers plenty of space for gardening, outdoor dining and play. An imprinted concrete driveway provides ample off-road parking in addition to the garage, and the property also has solar panels. Located with local primary and secondary schools nearby and an excellent range of shops at Meole Brace Retail Park. There are green spaces and walking routes along Reabrook, and Shrewsbury town centre is within easy reach for independent shops, cafés and restaurants.



FLOOR PLANS FOR GUIDANCE ONLY







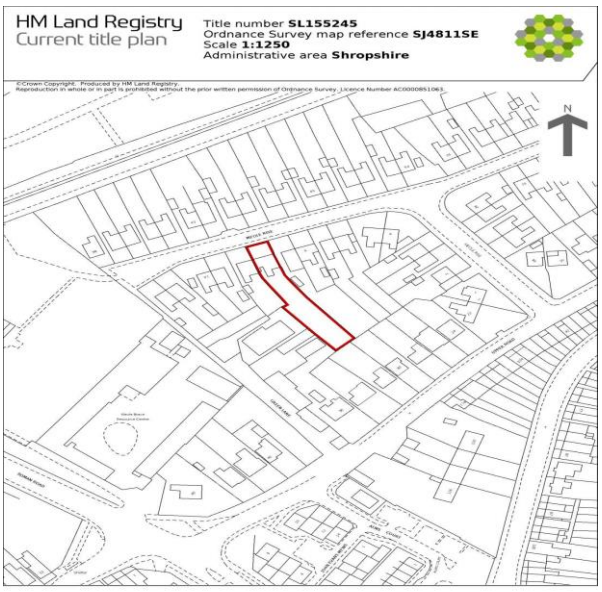












This is a copy of the title plan on 11 NOV 2026 at 14:48:23. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images.The quality and accuracy of any print will depend on your printer, your computer and its print settings.This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage