



12 Wellmeadow Road, Shrewsbury SY3 8UN

Shrewsbury & Country House Sales

**MILLER
EVANS**



12 Wellmeadow Road, Shrewsbury SY3 8UN

£520,000

Freehold

- Well-appointed and extended semi-detached house on the desirable western fringe of Shrewsbury
- Finished and decorated to a high standard throughout with spacious, versatile accommodation
- Superb open-plan kitchen, dining and family space with integrated appliances and adjoining occasional bedroom four with shower room
- Close to highly regarded schools, The Royal Shrewsbury Hospital, the town centre and excellent road links via the Shrewsbury Bypass
- Three first-floor bedrooms, luxury family bathroom and useful loft room with further potential (subject to consents)
- Garage, driveway parking and enclosed well-stocked rear garden with viewing highly recommended



A well-appointed semi-detached house situated on the highly desirable western fringe of Shrewsbury. This impressive property has been thoughtfully extended and significantly improved to a high standard throughout, offering spacious and versatile accommodation ideally suited to modern family living.

Beautifully decorated and well maintained, the property enjoys a convenient location close to highly regarded schools, the The Royal Shrewsbury Hospital, the town centre, and the Shrewsbury Bypass, providing excellent road links for commuters.

The accommodation briefly comprises a spacious entrance hall, an attractive living room, and a superb open-plan living space incorporating a dining area, family room, and stylish kitchen fitted with integrated appliances. (The Range oven is available by separate negotiation.) Adjoining this area is an occasional fourth bedroom with shower room, offering excellent flexibility for guests, home working, or multi-generational living. To the first floor are three further well-proportioned bedrooms and a luxurious family bathroom. A staircase rises to a useful loft room, which offers potential for conversion into an additional bedroom, subject to the necessary planning permission and building regulation approval. Garage, parking and well stocked rear garden.

Viewing is highly recommended to fully appreciate the quality, space, and location this outstanding home has to offer.









ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

11'8" x 12'9"

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

12'9" x 19'10"

Bi-folding doors to the rear garden

FAMILY ROOM / OCCASIONAL BEDROOM 4

14'1" x 9'5"

Door to garden

UTILITY

7'0" x 4'10"

SHOWER ROOM

Shower cubicle, wash hand basin, wc

STORE ROOM



STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

10'0" x 11'9"

BEDROOM 2

11'8" x 10'4"

BEDROOM 3

8'0" x 9'6"

BATHROOM

Bath, shower cubicle, wash hand basin, wc

STAIRCASE continues to:

FULLY BOARDED ROOF SPACE

Skylight.

GARDENS AND GROUNDS

The property is approached over driveway providing parking and access to the garage providing ideal storage space.

Enclosed, well stocked rear garden.

