

39 Meole Crescent, Shrewsbury, SY3 9ES

Shrewsbury & Country House Sales

MILLER EVANS

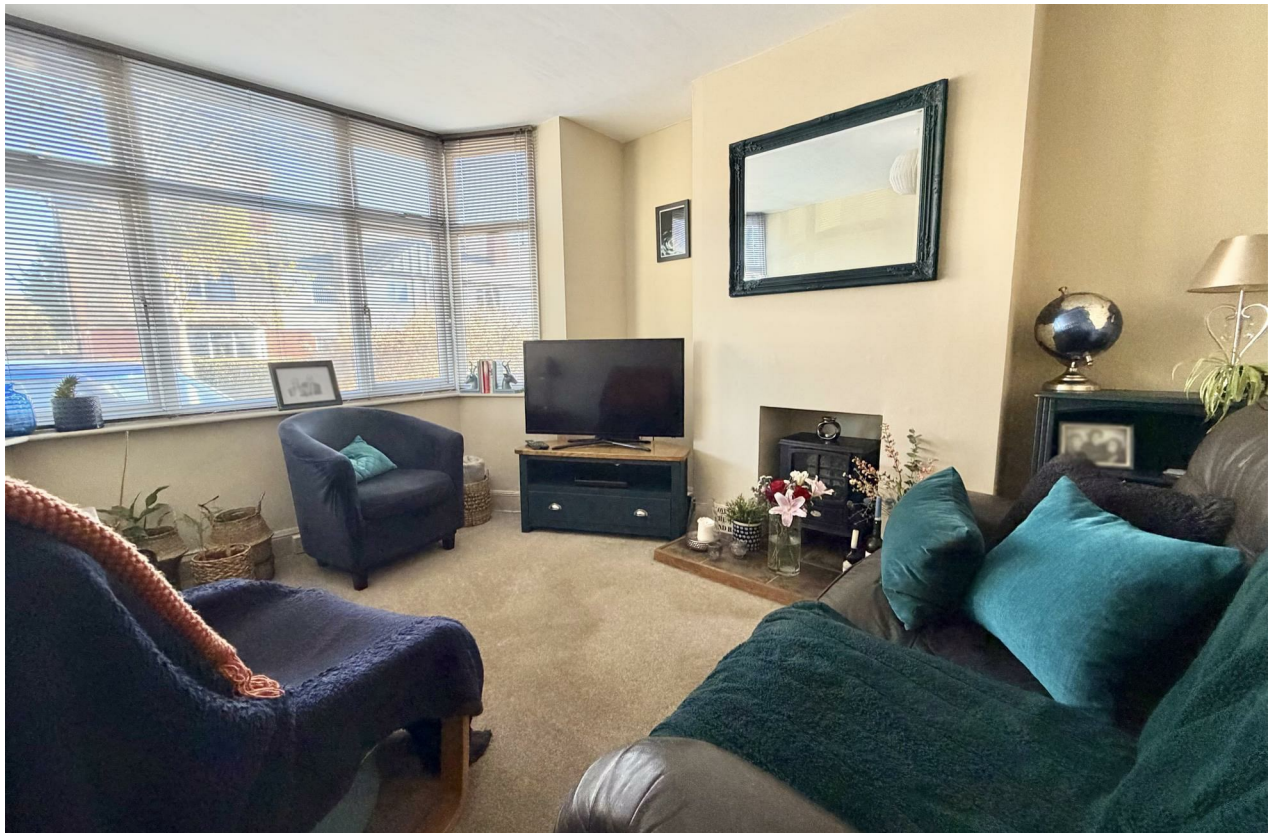


39 Meole Crescent, Shrewsbury, SY3 9ES

£350,000 Freehold

- Well maintained and tastefully presented family home
- Sitting room, living room/dining room and kitchen
- Ground floor shower room
- Three bedrooms and bathroom
- Driveway providing parking for up to three cars
- Large well maintained rear garden
- Popular and convenient location close to excellent local amenities
- New boiler installed approximately 12 months ago, with warranty until 2035.



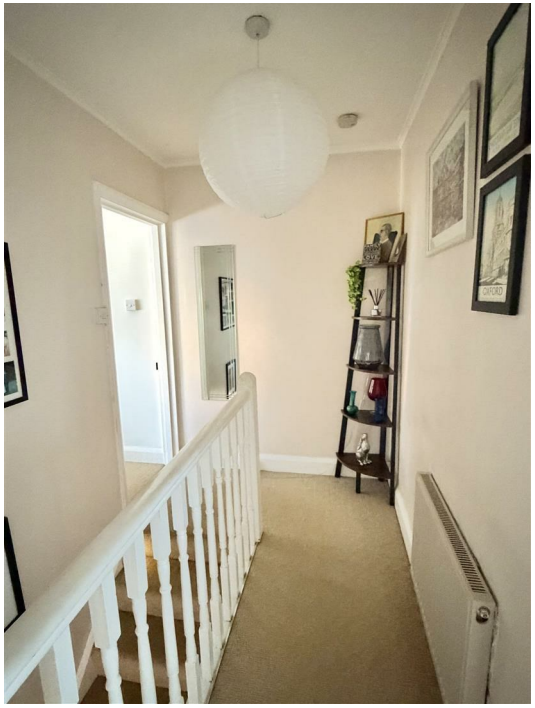


A well-maintained and tastefully presented three-bedroom family home, ideally situated in the popular and convenient location of Meole Village.

The property provides well-planned accommodation throughout, benefiting from gas central heating and double glazing and briefly comprises: entrance hall, cloakroom/shower room, sitting room, lounge/dining room, kitchen, three bedrooms, with bedroom one having an access door to the family bathroom, creating a Jack and Jill arrangement. Externally, the property benefits from a gravelled forecourt providing parking for up to three cars. To the rear is a particularly attractive, large and well-maintained garden. The property has potential to extend or adapt the property to create additional living space. (Subject to any necessary planning consents).

The property is conveniently positioned close to local shops, popular local schools, with desirable school catchment areas and regular bus services providing access to the town centre, whilst also being within easy reach of the M54 motorway, offering excellent links to the West Midlands.








SELF
LOVE
CLUB





ENTRANCE HALL
4'7" x 5'10"

SHOWER ROOM
4'7" x 6'9"
Shower cubicle, wash hand basin, wc

SITTING ROOM
10'8" x 9'11"
Large bay window to the front.

LOUNGE / DINING ROOM
15'7" x 12'4"

KITCHEN
6'9" x 11'0"
Fitted with a range of matching modern units
Door to garden

Staircase rising from the entrance hall to First Floor Landing

BEDROOM 1
11'3" x 9'11"

BEDROOM 2
9'8" x 9'7"

BEDROOM 3
5'7" x 9'7"







BATHROOM
4'7" x 12'11"
Panelled bath, wash hand basin, wc

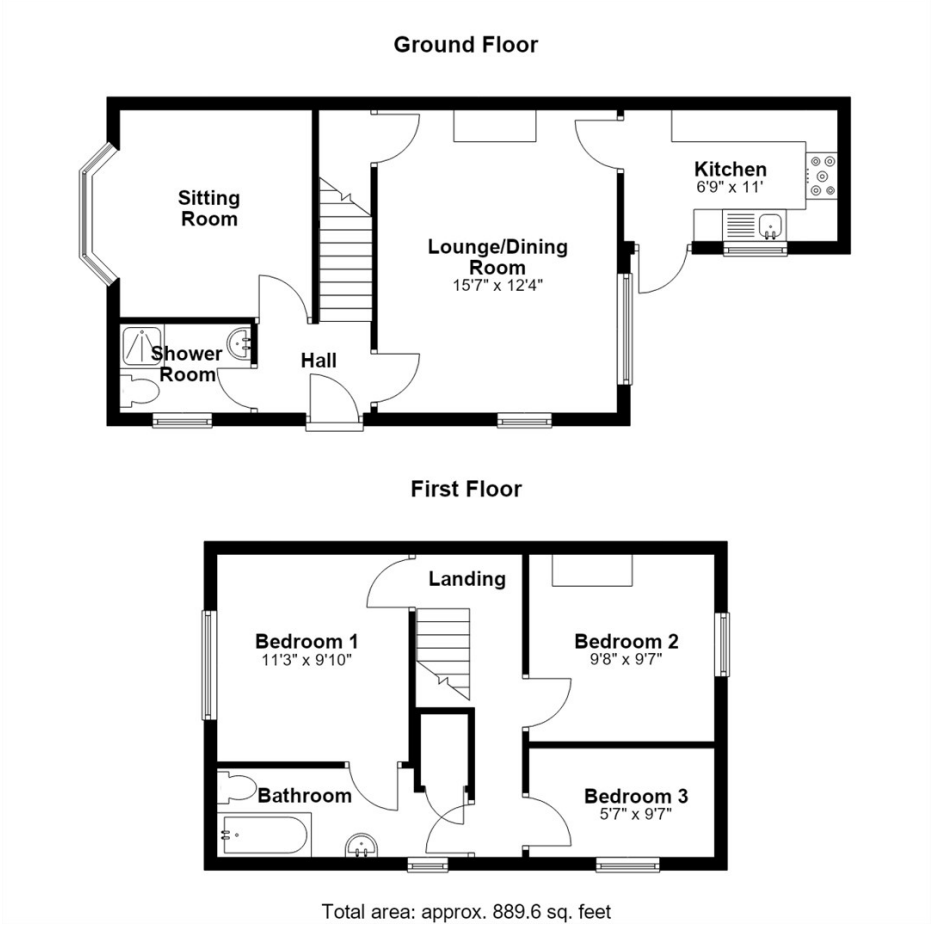
GARDENS AND GROUNDS

The property is approached over driveway providing parking, flanked by gravelled area providing additional parking space.

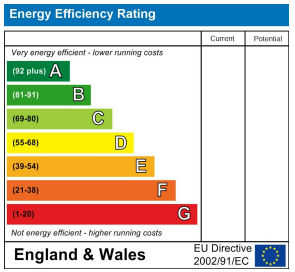
To the rear is a large well maintained garden mainly laid to lawn with a decked terrace providing ideal seating area.

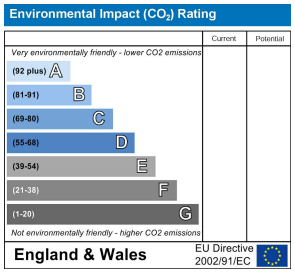
HOW TO GET THERE

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn right into Upper Road and immediately right again into Meole Crescent. Continue for a short distance, where the property will be found on the right-hand side.



Total area: approx. 889.6 sq. feet





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, Abbey Foregate, Shrewsbury SY1 6ND

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