



**55 Meole Rise, Meole Village, Shrewsbury, SY3 9JF**

3 bedroom semi-detached house — £365,000 Freehold

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Coopergreenpooks.co.uk

£365,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Quietly situated within a popular residential area, this attractive semi-detached house has been renovated and significantly improved over recent years, creating very well-designed accommodation, finished to a high standard throughout, while occupying a lovely plot with landscaped garden, purpose built office, and driveway parking.

## KEY FEATURES

- Good sized entrance hall with decorative tiled flooring and useful under stairs storage
- Living room with feature bay window to front
- Open plan kitchen/dining room, complete with a range of well-fitted units, granite work surfaces and breakfast bar
- Separate utility, having further fitted units, with access to the conservatory and garden
- On the first floor are two double bedrooms with built-in wardrobes, a single bedroom, and a beautiful well-appointed family shower room
- uPVC double glazed windows and gas fired central heating via a new boiler and WIFI controlled heating system
- Impressive landscaped rear garden, laid to lawn with Indian stone paved terrace and pathways, as well as plenty of space to the side where there is a brick-built store and gated access to the driveway
- There is also a greenhouse and purpose built garden office which has been fully insulated with power, lighting, heating, and bi-folding doors onto the garden
- To the front of the property is a block paved driveway providing plenty of parking
- Conveniently located within a quiet no-through road, a short walk from excellent primary and secondary schools, road links via the bypass, Meole Brace retail park, and less than two miles from the town centre











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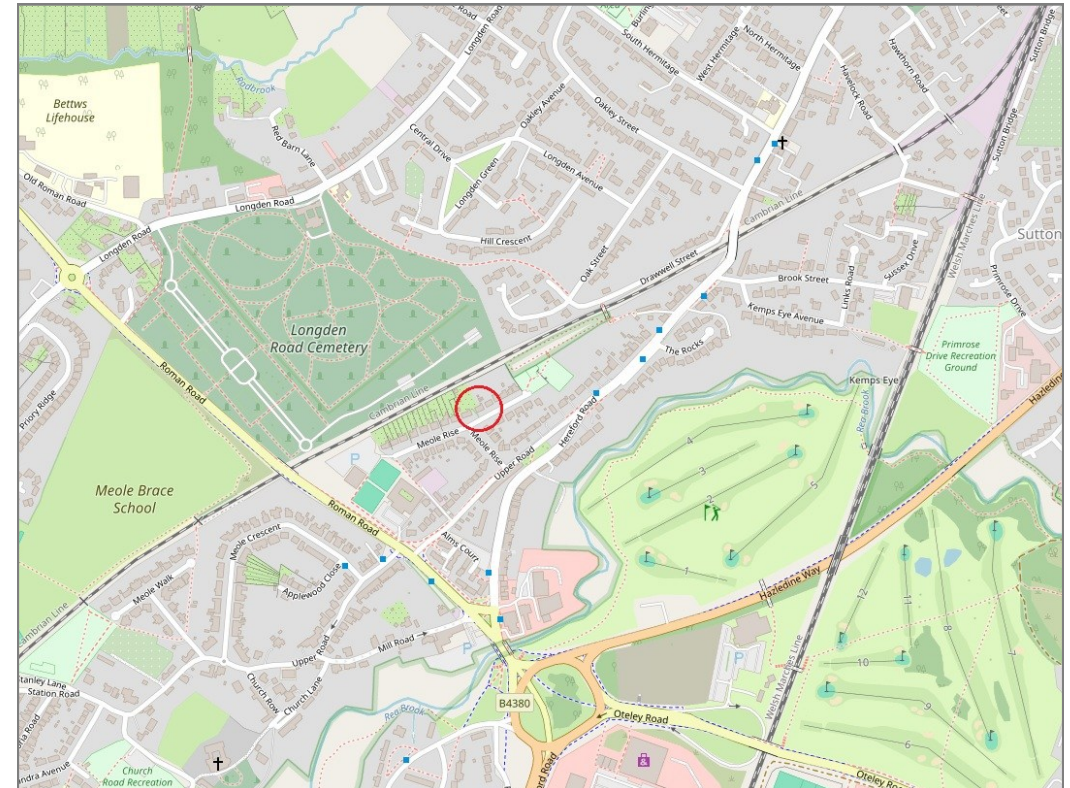
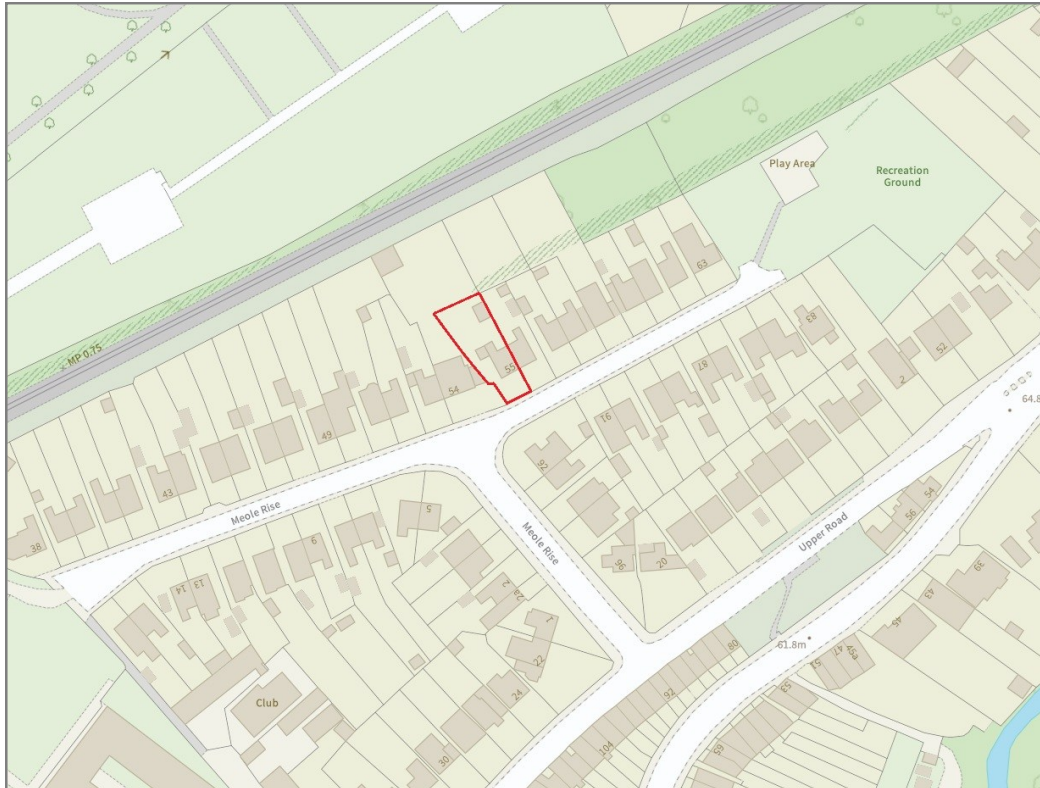
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

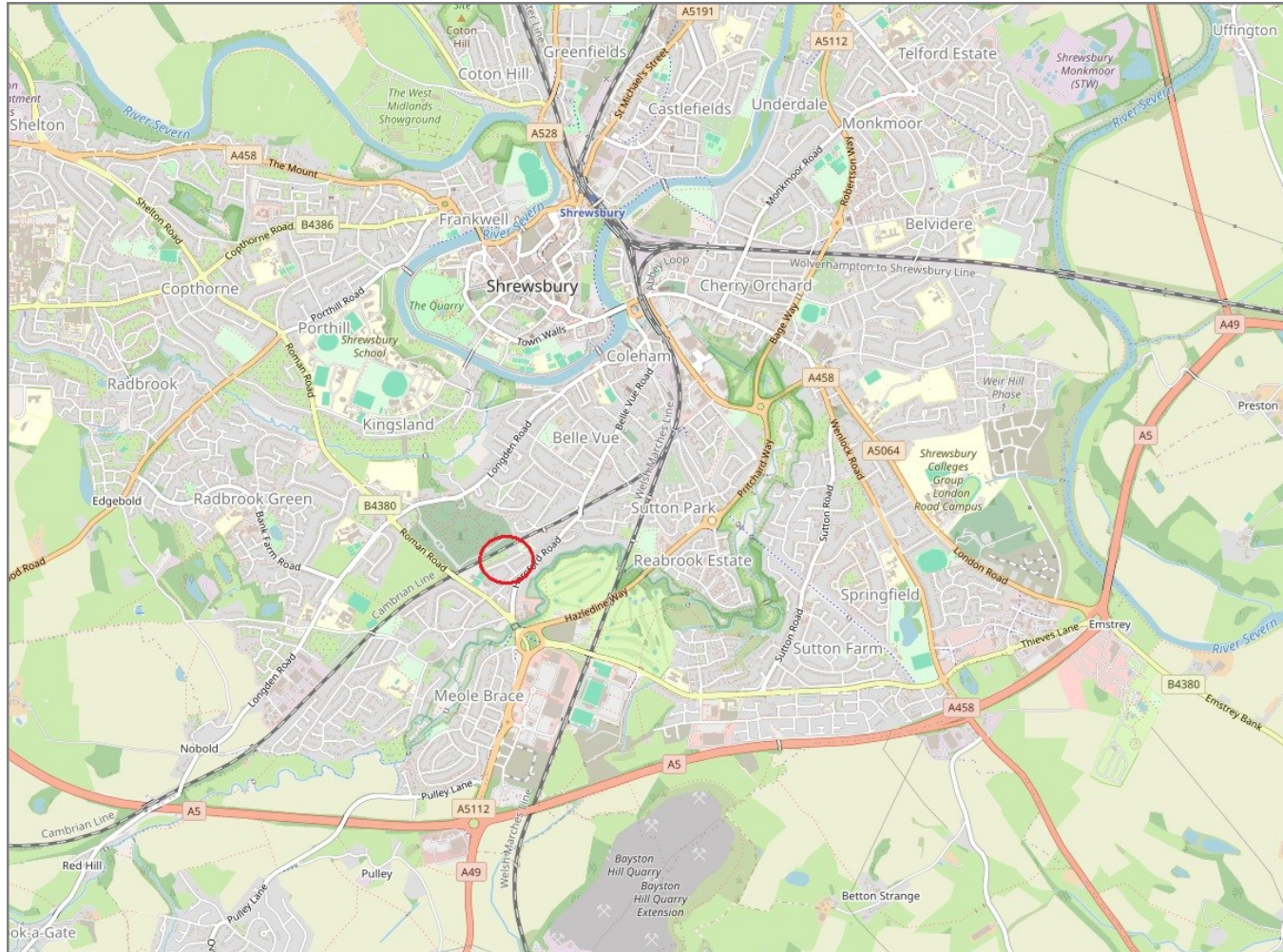
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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