12 Wellmeadow Road, Shrewsbury SY3 8UN

Shrewsbury & Country House Sales

MILLER EVANS

12 Wellmeadow Road, Shrewsbury SY3 8UN

£499,950 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.

IRELAND

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.

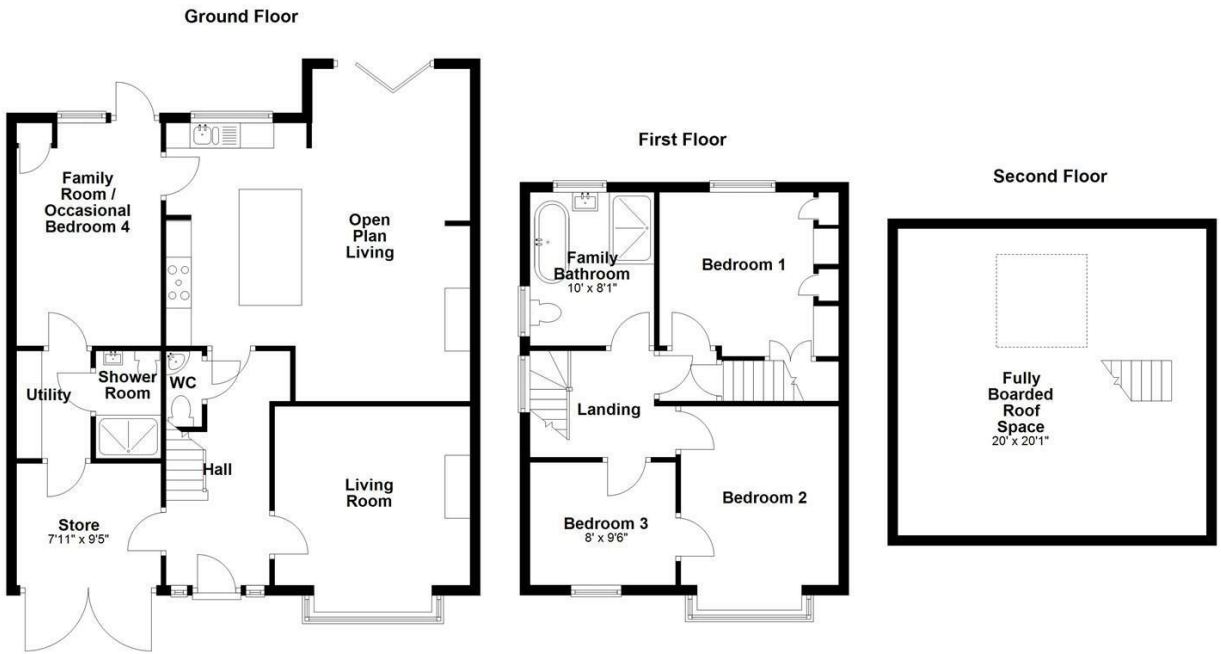
GARDENS AND GROUNDS

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

Enclosed, well stocked rear garden.

HOW TO GET THERE

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Island, taking the second exit onto Mytton Oak Road. After a short distance, turn right onto Well Meadow Road, where the property will be found on the right hand side.



Total area: approx. 1849.6 sq. feet

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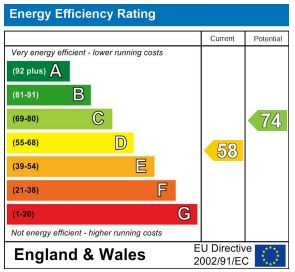

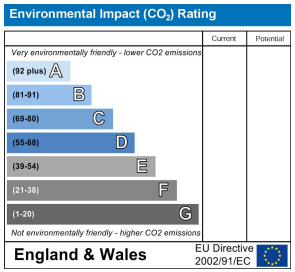

IMPORTANT NOTICE

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 my 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 : D

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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