HOLLAND BROADBRIDGE

The Property Ombudsman

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HOLLAND BROADBRIDGE

68 Stapleton Road, Meole Brace, Shrewsbury, Shropshire, SY3 9LS

www.hbshrop.co.uk

Offers In The Region Of £185,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
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Offers In The Region Of

£185,000

Situated in the popular and well-established residential area of Meole Brace, this spacious three-bedroom end-terrace home offers an excellent opportunity for first-time buyers, families, and investors alike. Conveniently positioned close to a wide range of local amenities, reputable schools, and excellent transport links, the property combines practical living space with a highly desirable location. Meole Brace Retail Park with major supermarkets, retail stores, cafés and everyday shopping facilities are conveniently located. Convenient road links to Shrewsbury town centre, the A5 bypass and wider regional transport network. Excellent schooling including Meole Brace Church of England Primary School and Nursery, Meole Brace School and The Priory School. NO UPWARD CHAIN. Viewing is recommended.

The accommodation briefly comprises of the following: entrance hall, kitchen/breakfast room, L shaped lounge/diner, first floor landing, three bedrooms, shower room with separate WC, front garden with side access leading into pleasantly mature rear enclosed and well established rear garden, on street parking, gas fired central heating, UPVC double glazing. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Storm canopy with two steps up to UPVC panel entrance door to glazed side screen giving access to:

Entrance hall
Having staircase leading off, radiator.

Door from entrance hall gives access to:

Kitchen/breakfast room
17'10 x 9'10 max
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset single sink drainer unit with mixer tap, space for cooker and gas point, space for washing machine, built-in cupboard, UPVC double glazed windows (one to front, side and rear), vinyl wood effect flooring, radiator, useful understairs storage cupboard, door leading to side of property.

Door from kitchen/breakfast gives access to:

L shaped lounge/diner
17'2 x 19'6 max
Having UPVC double glazed window to front, two radiators, electric living flame fire with raised hearth and surround, coving to ceiling, UPVC double glazed window to rear, UPVC double glazed sliding patio door giving access to mature enclosed rear gardens, TV aerial point.

From entrance hall stairs rise to:

First floor landing
Having fully boarded loft space with fold away aluminum ladder with power and lighting, airing cupboard housing wall mounted gas fired central heating boiler.

From first floor landing doors give access to: Three bedrooms and shower room.

Bedroom one
12'2 x 10'1
Having UPVC double glazed window to front and side, useful built-in wardrobe with hanging rail, radiator, coving to ceiling.

Bedroom two
10'1 x 10'9
Having UPVC double glazed window to front, radiator, coving to ceiling, useful built-in wardrobe with hanging rail.

Bedroom three
8'6 x 7'11
Having UPVC double glazed window to rear overlooking mature rear enclosed gardens, useful built-in wardrobe with hanging rail, radiator.

Shower room
Having glazed corner shower cubicle with Triton TASI electric shower, pedestal wash hand basin, fully tiled to two and half walls, UPVC double glazed window, radiator, pull cord.

Separate WC
Having pull cord, UVC double glazed window to side.

Outside
The property is approached via a wrought iron gate leading onto paved pathway flanked by gravel, front garden with shrubs. Pathway extends to side of the property with door leading into covered passageway having cold water tap and useful storage cupboard (former coal shed).

Enclosed mature and well established rear gardens
Having lawn gardens and provides a particular feature of the property with a mature shrubbery, hedging, flower and rose borders, paved sun terrace, two useful garden sheds. The private rear garden is a particular feature of the property and is pleasantly sized.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. There are two telephone points available within the property: one located on the ground floor and the other on the first floor.

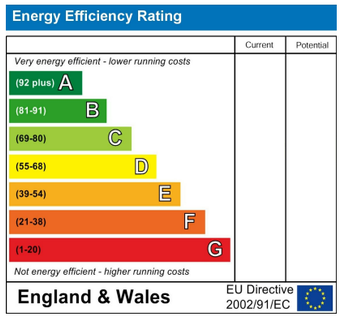
COUNCIL TAX BAND A

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

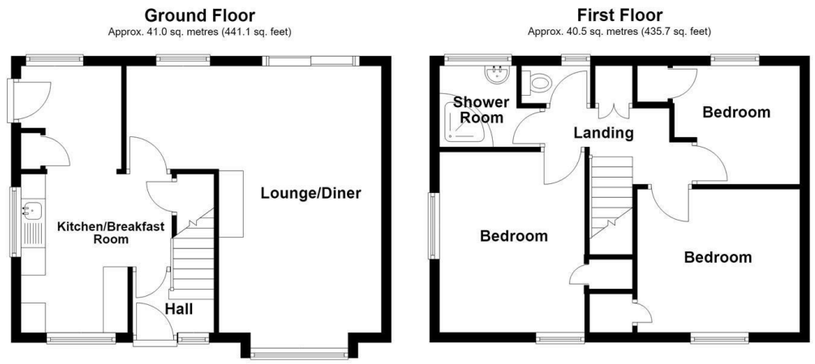
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 81.5 sq. metres (876.8 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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