

8 Victoria Road, Meole Village, Shrewsbury, Shropshire,
SY3 9HX

www.hbshrop.co.uk



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Offered for sale with NO UPWARD CHAIN, this attractive, beautifully renovated and significantly improved period two-bedroom semi-detached house provides spacious, bright and versatile accommodation throughout.

The property has undergone an extensive programme of refurbishment and modernisation, with the current owners investing approximately £46,200 in improvements.

Combining charming period character with high-quality contemporary finishes, this delightful home offers a warm and inviting living environment, ready for immediate occupation. The addition of a log burner further enhances the property's appeal, creating a cosy focal point within the living space.

The property occupies a desirable position within the ever-popular Meole Village, ideally suited to professionals, couples, first-time buyers or those looking to downsize. A variety of local amenities, excellent schooling, the Meole Brace Retail Park, Shrewsbury town centre and the local bypass are all within easy reach. The property also benefits from excellent transport links, with convenient access to the A5 and M54 motorway network, regular bus services nearby, and Shrewsbury railway station providing direct services to Birmingham, Wolverhampton, Chester and Wales.

Early viewing is highly recommended by the selling agent.

The accommodation in greater detail comprises

Storm porch with wooden glazed entrance door with window above gives access to:

Entrance hallway

Having wood effect vinyl floor covering, radiator.

Door from entrance hallway gives access to:

Dining room

13'9 x 12'1

Having feature wood burning stove, glazed sash window to rear, radiator.

Square arch from dining room gives access to:

Bay fronted lounge

14'2 max into bay x 10'4

Having walk-in bay with three UPVC double glazed windows to front, coving to ceiling, radiator, cupboard housing replaced electricity consumer unit, gas and electric meters.

Door from dining room gives access to:

Inner hallway

Having wall mounted thermostat control unit.

From inner hallway door gives access to:

Refitted kitchen

9'8 x 9'5

Having replace base units with fitted wooden style worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surround, integrated oven, four ring electric hob with stainless steel cooker canopy over, LED recessed spotlights to ceiling, UPVC double glazed window to side, sealed unit double glazed door giving access to side/rear of property, space for appliances, vinyl floor covering.

From inner hallway steps lead down to:

Cellar area/boiler room

Having wall mounted gas fired central heating boiler, space for washing machine, quarry tiled floor, glazed window to side.

From inner hallway stairs rise to:

Half landing

Having glazed sash window to side.

From half landing stairs rise to:

First floor landing

Having loft access. Doors then give access to two double bedroom and refitted bathroom

Bedroom one

13'8 x 12'3

Having UPVC double glazed window to front, radiator.

Bedroom two

12'3 x 10'3

Having glazed sash window to rear, radiator.

Refitted bathroom

9'11 x 9'6

Having a modern three piece suite comprising: Panel bath with wall mounted electric shower over and glazed shower screen to side, WC with hidden cistern, wash hand basin with mixer tap over and storage drawers below, part tiled to walls, airing cupboard with hot water cylinder unit, two glazed sash windows, vinyl floor covering, radiator, extractor fan to ceiling.

Outside

To the front of the property there is a low maintenance stoned frontage with low rise brick walling and tiled pathway giving access to front door.

Rear gardens

The rear gardens of the property comprise: Brick paved area, paved pathway, lawn gardens, timber garden shed, brick outhouse with adjoining outside WC, outside cold tap and lighting point.

Agents note - Access

Permitted access is granted to No. 6 Victoria Road (neighbouring property), to pass through the rear gated side access.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

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 enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

