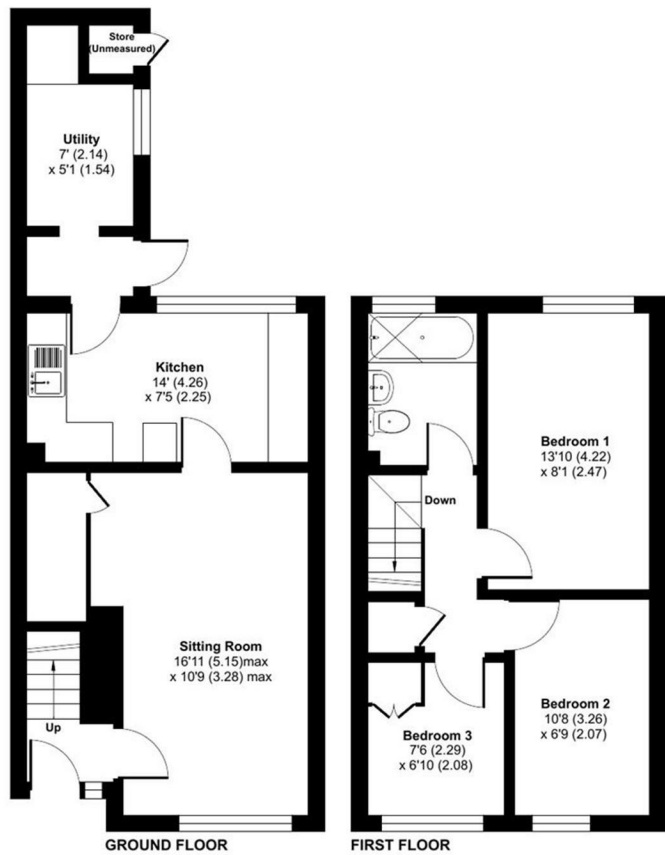


FOR SALE

24 Freer Meadow, Shrewsbury, SY2 5JH



Approximate Area = 739 sq ft / 68.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Halls. REF: 1333855



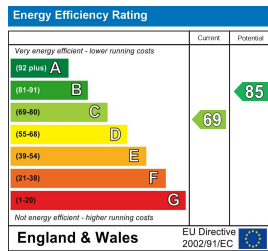
FOR SALE

Offers in the region of £169,500

24 Freer Meadow, Shrewsbury, SY2 5JH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A well presented terraced home, offering well proportioned accommodation set over two floors, in this popular residential area. NO ONWARD CHAIN.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular location
- 3 bedrooms
- Kitchen
- Large sitting room
- Rear garden and patio seating area
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury town centre, proceed over the English Bridge, stay in the right hand lane and turn onto Old Potts Way. Proceed to the end of Old Potts Way and take the first exit at the Reabrook Roundabout. Continue along Bage Way and at the next roundabout, take the third exit onto Crowmere Road. Freer Meadow will be round on the left hand side.

What3words - ///dive.badly.leans

SITUATION
The property occupies an enviable position in this popular location ideally placed for a range of local amenities with supermarkets, stores, apost office and a number of reputable schools, including Belvidere School, Crowmoor Primary School and Severndale Specialist Academy close by. With community and recreation in mind, the development is located by Monkmoor Recreation Ground, Dark Lane Park and Castle Walk Playground and has a strong Parish Council community.

A pleasant riverside stroll into town, Shrewsbury boasts a wide range of independent and chain restaurants, bars and retailers, as well as being home to the UK’s longest row of uninterrupted independent shops at Wyle Cop. There is a regular bus service to the Town Centre and ease of access to the A5/M54 motorway network.

DESCRIPTION
A deceptively spacious, neatly presented and well maintained three bedroom mid-terrace house. The property is situated in this convenient residential location within close proximity to good local amenities, local schooling and the Shrewsbury town centre. This property will appeal to many buyers and viewing is recommended by the agent. The accommodation briefly comprises of the following: entrance hallway, sitting room, kitchen/diner, utility room, brick outhouse/store, first floor landing, three bedrooms, bathroom, lawned garden with low fence to the front, low maintenance rear enclosed garden that has a patio area and is mostly laid to lawn. There is residence communal parking, UPVC double glazing, and gas fired central heating.

ACCOMMODATION
Panelled part glazed entrance door leads into:-

ENTRANCE HALL
With staircase to first floor and door to:-

SITTING ROOM
Well proportioned room with a window to front, and door to the kitchen/diner.

KITCHEN
With a range of eye and base level cupboards and drawers with worksurface area over and space for cooker. Space and plumbing for washing machine and fridge. Window overlooking the garden. Door to:-

REAR HALL
With door leading to rear garden.

UTILITY ROOM/STUDY

FIRST FLOOR LANDING
With doors off and to:-

BEDROOM ONE
With window overlooking rear garden.

BEDROOM TWO
With window to front.

BEDROOM THREE
With window to front.

BATHROOM
Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Complementary tiled surrounds, radiator and window to the rear.

OUTSIDE
The property is set back from Crowmere Road. To the front there is a small garden with low fencing. To the rear is a lovely enclosed garden, which is laid mainly to shaped lawn with paved sun terrace. The garden is enclosed with wooden fencing.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'A' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.