50 Meole Crescent, Shrewsbury, SY3 9ER

Shrewsbury & Country House Sales

MILLER EVANS

Reserved
for the
DOG

50 Meole Crescent, Shrewsbury, SY3 9ER

£325,000 Freehold

- Beautifully presented and extensively improved home offering stylish, versatile accommodation.
- Two generous double bedrooms and a bathroom to the first floor
- Bedroom 3 / sitting room providing the flexibility if required with shower room to the ground floor
- Superb open-plan living space with room for both comfortable seating and a dining area
- Stunning contemporary kitchen featuring an excellent range of wall and base units with luxurious onyx work surfaces, opening into a bright garden room overlooking the rear garden.
- Attractive south-facing rear garden with a large lawn, mature shrubs, herbaceous borders, ornamental pond and generous off-road parking to the front.
- Ideally located close to excellent local amenities, well-regarded schools, the Royal Shrewsbury Hospital, Shrewsbury town centre and excellent road links.

Occupying an excellent position in one of Shrewsbury's most convenient residential locations, this beautifully presented and extensively improved home offers exceptionally versatile accommodation, complemented by a stunning south-facing garden.

The property has been thoughtfully enhanced to create stylish and adaptable living space, ideal for modern family life. There are two generous double bedrooms, both served by a well-appointed family bathroom, whilst the sitting room is sufficiently spacious to serve as a third double bedroom if required. This flexibility is made possible by the impressive open-plan living accommodation, which provides ample space for both comfortable seating and a dining area, making it perfectly suited to everyday living and entertaining alike. A contemporary ground-floor shower room adds further practicality and convenience. At the heart of the home is a superbly appointed kitchen, beautifully fitted with an excellent range of contemporary wall and base units, complemented by striking onyx work surfaces that provide both style and durability. The kitchen flows effortlessly into a delightful garden room, creating a bright and inviting space from which to enjoy attractive views over the beautifully maintained rear garden. The property further benefits from gas-fired central heating and double glazing throughout.

The location is particularly desirable, being within easy reach of a wide range of local amenities, highly regarded schools, the Royal Shrewsbury Hospital, Shrewsbury town centre and excellent road links, making this an outstanding opportunity for families and professionals.

SNUGGLE
SEASON

Carex

ENTRANCE HALL
6'7" x 10'2"

LIVING ROOM
12'4" x 15'6"

KITCHEN
11'0" x 6'8"

GARDEN ROOM
7'3" x 8'2"

BEDROOM 3
9'10" x 10'8"

SHOWER ROOM
6'7" x 4'6"
Shower cubicle
Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

BEDROOM 1
9'10" x 15'6"

BEDROOM 2
9'4" x 15'6"

BATHROOM
5'8" x 5'6"

GARDENS

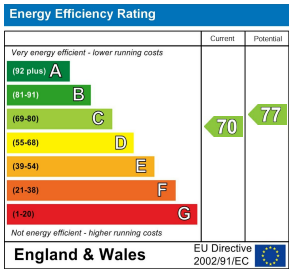
The front garden has been attractively gravelled to provide generous off-road parking while creating an impressive approach to the property.

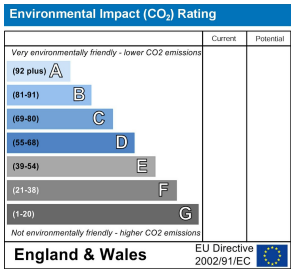
To the rear, the beautifully established south-facing garden is a particular feature. It comprises a generous lawn, well-stocked shrub and herbaceous borders, an ornamental pond and a wealth of mature planting, creating a delightful setting for relaxation and outdoor entertaining.

HOW TO GET THERE

The property is best approached out of Shrewsbury along along the Roman Road towards Meole Brace. Turn right into Upper Road. First right into Meole Crescent. The property will be found after a further distance on the left hand side.

Total area: approx. 930.7 sq. feet





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 : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

FIND OUR PROPERTIES ON: OnTheMarket.com rightmove.co.uk The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700

www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals
Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)
Associates: William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans

MILLER EVANS