



**45 Upper Road, Meole Village, Shrewsbury, SY3 9JP**

3 bedroom semi-detached house — £418,000 Freehold

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sales@cgpooks.co.uk

**This beautifully presented semi-detached house of character has been sympathetically improved to provide well-designed accommodation finished to a high standard throughout, while being situated within a sought-after residential area, and benefitting from a stunning private garden and driveway parking.**

## KEY FEATURES

- Lovely entrance hall with decorative tiled flooring and staircase to an impressive landing
- Living room with feature open fireplace and bay window to front
- Separate versatile dining room, also having a feature fireplace, with Clear View wood burning stove, useful under stairs storage, and a glazed door to the rear
- The fantastic open plan kitchen/breakfast room has multiple windows and two sets of glazed doors allowing plenty of natural light and access to the garden, as well as having a practical adjoining cloakroom/WC
- A range of well-fitted units to the kitchen, complete with integrated appliances, granite work surfaces and natural stone tiled flooring
- On the first floor are three bedrooms and a well-appointed family bathroom with shower. Bedroom one is a beautiful room, having built-in wardrobes and a feature bay window to front
- Gas fired central heating and upgraded double glazed windows - the property has replacement timber sash windows to the front and uPVC double glazing to the rear, in the colour and style to match
- The stunning landscaped garden has been individually designed to make the most of the outdoor space, comprising areas of paved and gravelled terracing, a selection of specimen plants and trees, and gated access to side. There is also a timber summer house which has power, lighting and insulation, creating an ideal garden office, gym, or studio
- To the front of the property is a gravelled driveway providing parking. There is also an EV charging point.
- Conveniently located within a very popular residential area, a short walk from excellent primary and secondary schools, road links via the bypass, Meole Brace retail park, and less than two miles from the town centre

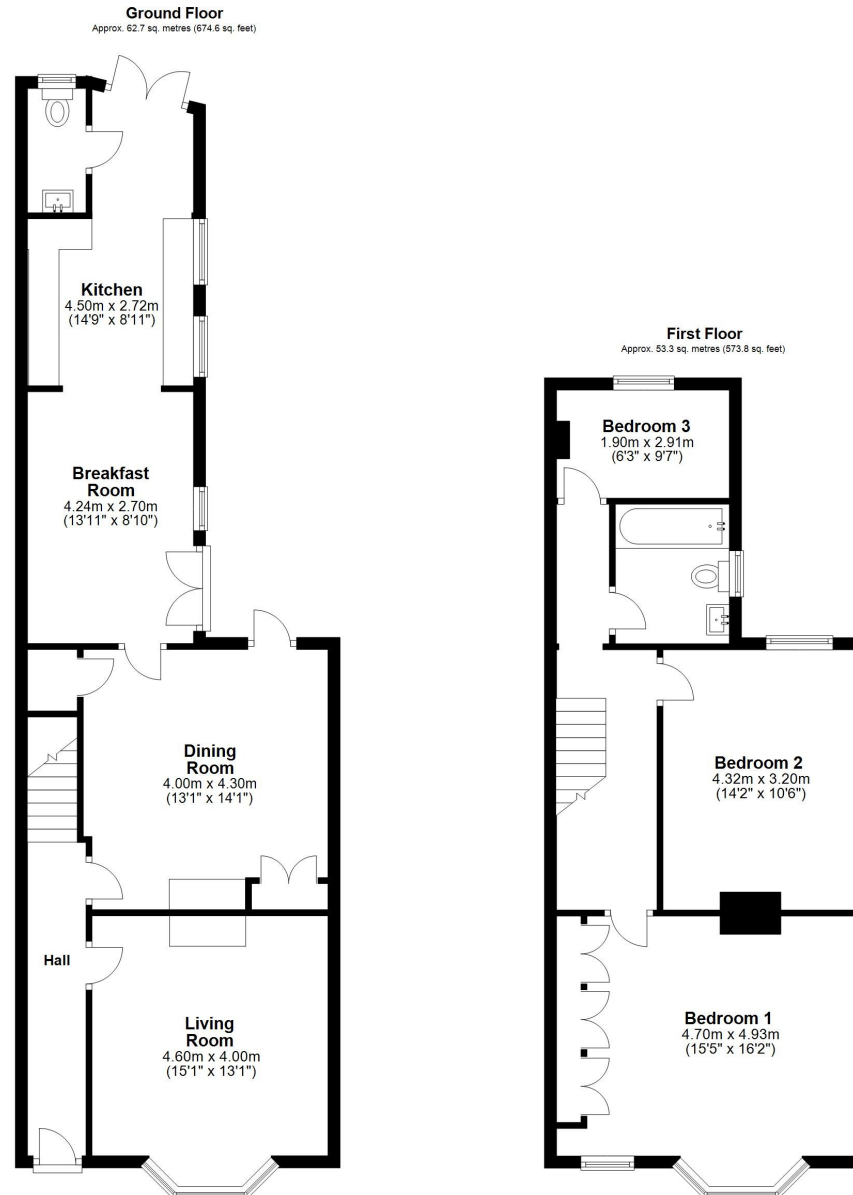


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Total area: approx. 116.0 sq. metres (1248.4 sq. feet)











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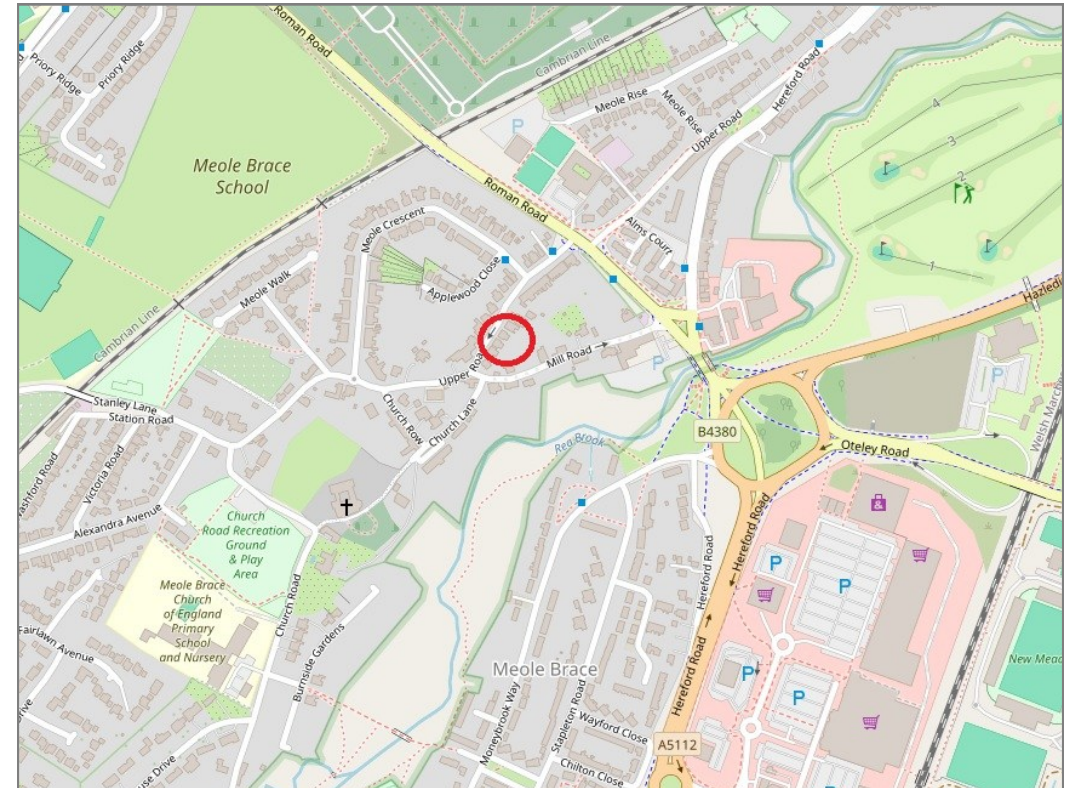
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

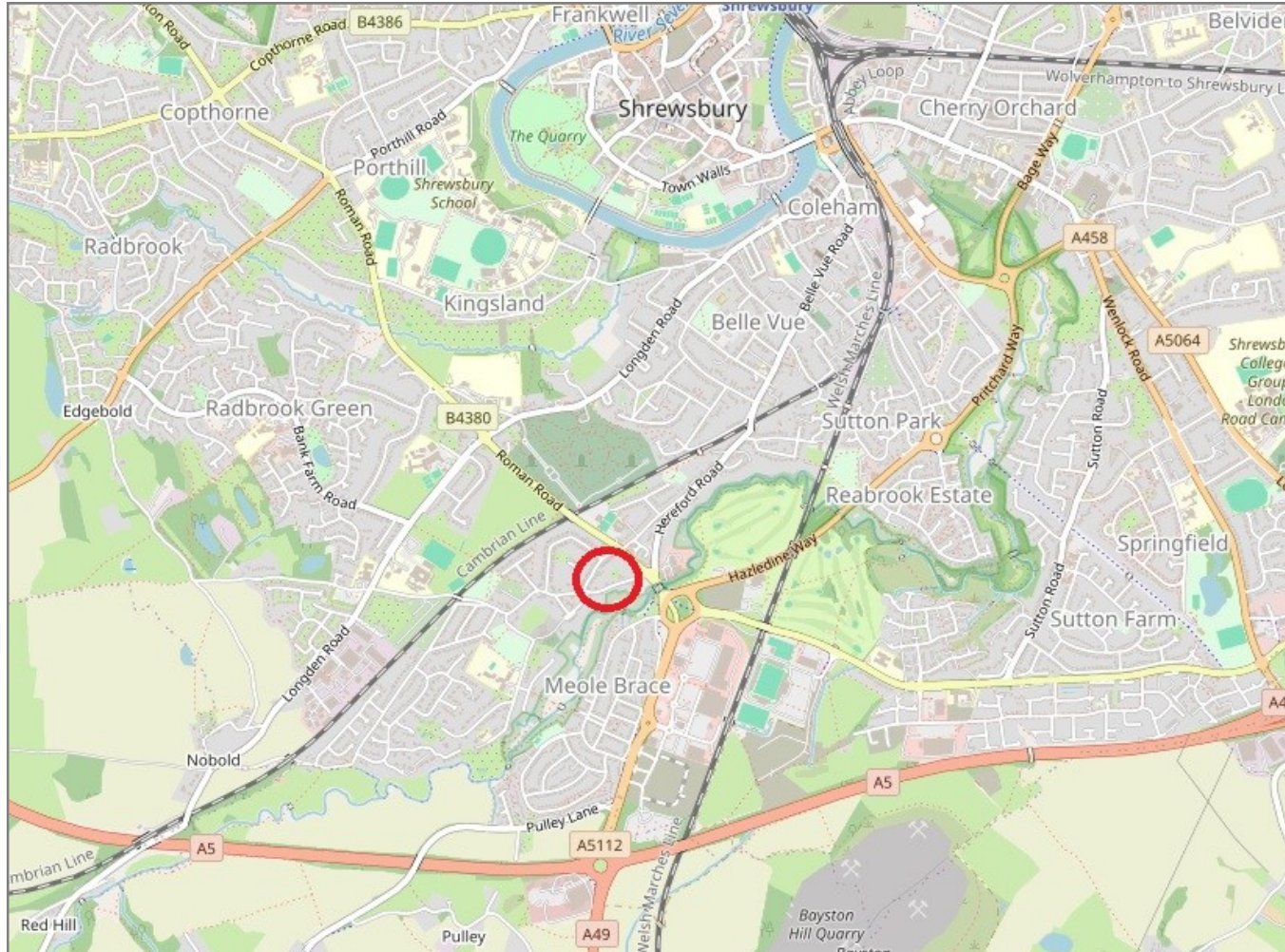
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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