



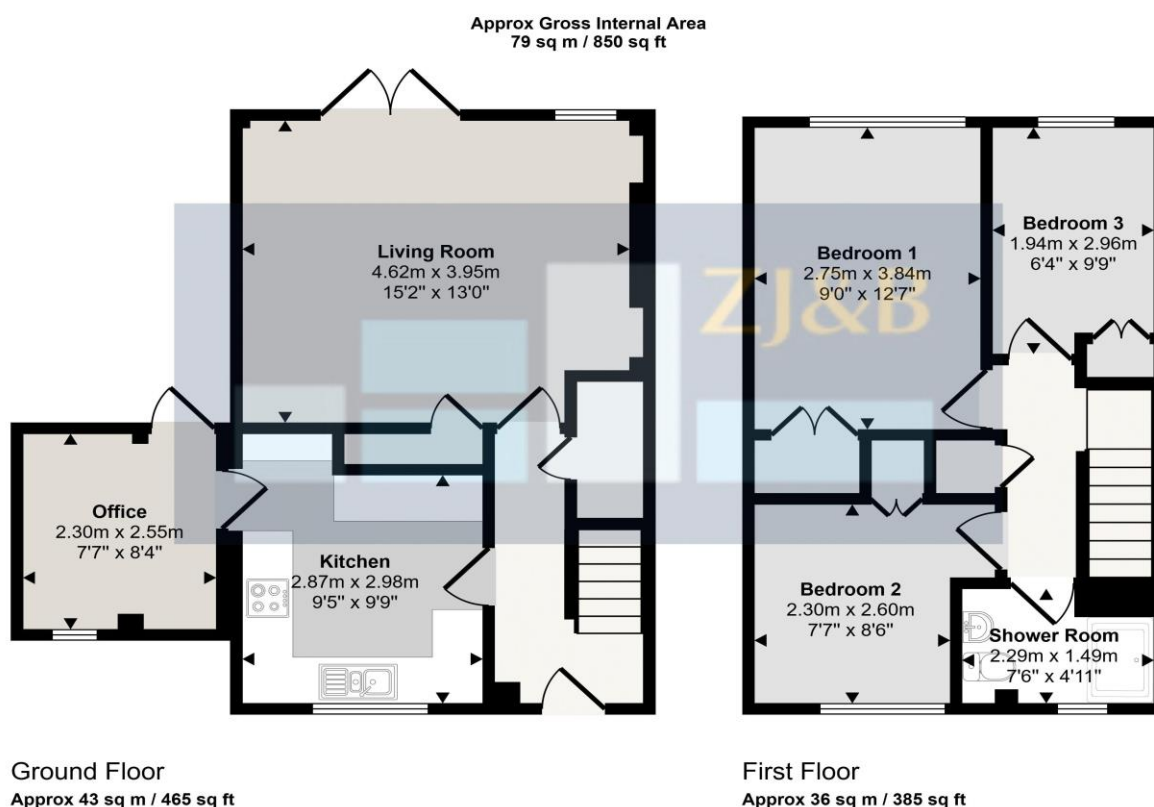
**152 Hereford Road, Meole,
Shrewsbury, Shropshire, SY3 9LA**

Offers in the Region Of £230,000

**A beautifully presented and significantly improved
3-bedroom semi-detached house**



A beautifully presented and significantly improved three-bedroom semi-detached house, located in this popular area. Offering a wealth of local amenities right on your doorstep, including Meole Brace Retail Park, and in close proximity to Shrewsbury town centre, this home is perfectly positioned for modern living. The accommodation includes a welcoming entrance hall, a recently modernized kitchen, and a dedicated office space - ideal for working from home. The ground floor also boasts an open-plan living and dining area, perfect for family life. Upstairs, you'll find two double bedrooms, a single bedroom, and a stylish, modern fitted shower room. Outside, the property enjoys a good-sized garden to the rear, along with off-road parking on a gravel driveway at the front.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Find an energy certificate (/)

English | Cymraeg

Energy performance certificate (EPC)

152, Hereford Road SHREWSBURY SY3 9LA	Energy rating	Valid until:	13 February 2029
	D	Certificate number:	8891-7822-6450-9264-1992

Property type Semi-detached house

Total floor area 74 square metres

Rules on letting this property

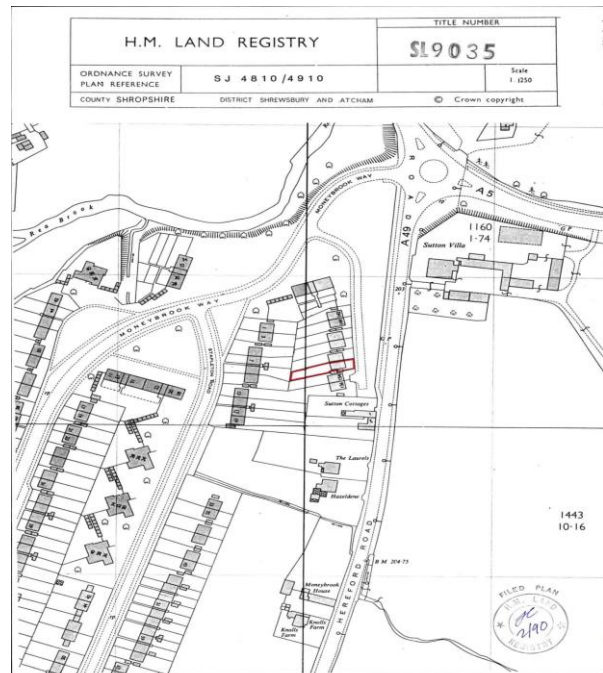
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

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Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

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01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

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