

1 Meole Crescent, Meole Village, Shrewsbury, Shropshire,
SY3 9ES

www.hbshrop.co.uk



Offers In The Region Of £375,000

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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A spacious, versatile and well presented bay fronted four bedroom property, offering generously proportioned accommodation arranged over three floors. This attractive property is ideal for growing families, providing flexible living space to suit a variety of lifestyles. Located within this highly desirable residential location, within easy reach of good local amenities, reputable schools and excellent transport links this superb home combines space, practicality and comfort, making it a great opportunity for families and professionals alike. The property provides easy access to the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted sitting room, lounge, attractive kitchen/diner, laundry room, ground floor bathroom, first floor landing, three bedrooms, shower room, second floor landing (this could make a useful study area), bedroom, front and rear enclosed gardens, tarmacadam driveway, double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring.

Door from entrance hallway gives access to:

Bay fronted sitting room

11'11 max x 10'9

Having large double glazed bay fronted window to front, radiator, wood effect flooring, coving to ceiling.

Door from entrance hallway gives access to:

Lounge

15'11 x 12'5

Having double glazed window to side, contemporary log effect fire with marble stye surround, coving to ceiling, radiator, wood effect flooring, shelved understairs storage cupboard.

Square arch from lounge gives access to:

Attractive kitchen/diner

15'8 x 10'6

Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops within ceramic 1 1/2 sink drainer unit with mixer tap over, integrated Bosch dishwasher, tiled splash surrounds, tiled floor, double glazed window to side, double glazed French doors giving access to rear gardens, coving to ceiling.

Doorway from kitchen/diner gives access to:

Laundry room

7'0 x 4'4

Having space for appliances, fitted worktop, double glazed window to rear, tiled floor, PVC door giving access to rear gardens.

From entrance hallway door gives access to:

Ground floor bathroom

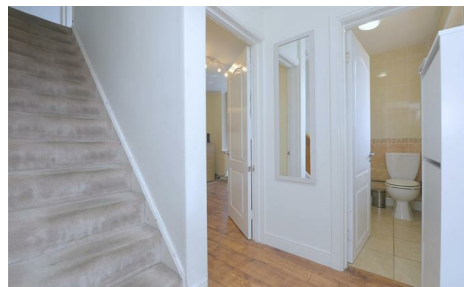
Having a three piece suite comprising: Panel bath, pedestal wash hand basin, low flush WC, tiled to walls, tiled floor, radiator, double glaze window to side.

From entrance hallway stairs rise to:

First floor landing

Having radiator. Doors from first floor landing then give access to: Four bedrooms and shower room.





Bedroom one

14'9 excluding recess x 9'11

Having double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Bedroom two

9'9 x 9'8 into recess

Having double glazed window to rear, radiator, period fireplace.

Bedroom three

8'0 x 5'11

Having double glazed window to side, radiator, coving to ceiling.

Shower room

Having shower cubicle, low flush WC, wall mounted wash hand basin, cupboard housing gas fired central heating boiler, double glazed window to side, tiled to walls, recessed spotlights to ceiling.

From first floor landing stairs rise to second floor landing (could make a useful study space) having double glazed rood window.

From second floor landing door gives access to:

Bedroom four

15'6 max reducing down to 8'7 min x 17'4 max

Having part sloping ceilings, double glazed windows to rear and side of property providing a pleasing aspect, radiator, two wall light points, recessed spotlights to ceiling, built-in wardrobe.

Outside

To the front of the property there is a lawn garden with mature shrubs, hedging and trees. To the side of this there is a tarmac driveway providing off street parking. Timber double gates then leads to side of the property where there is a further tarmac area with timber garden shed. Access is then given to the property's:

Rear gardens

Which comprise: Paved patio and sun terrace, lawn gardens, outside lighting point. The rear gardens are enclosed by mature hedging and fencing.

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 C

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 enquires.



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)

For illustrative purposes only. Not to scale
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Plan produced using PlanUp.