

32 Washford Road, Meole Village, Shrewsbury, Shropshire,  
SY3 9HP

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**Offers In The Region Of £425,000**

Viewing: strictly by appointment through the agent

Holland Broadbridge are proud to offer For Sale with No Upward Chain this attractive and spacious bay-fronted three-bedroom semi-detached house, which has been beautifully extended by the existing owners to create an incredible blend of charm, space and modern living.

Thoughtfully designed and generously proportioned throughout, the property provides an instantly bright and welcoming atmosphere, perfect for both family life and entertaining.

The property is situated in Meole Village, a sought-after residential location within close proximity to local amenities and highly regarded schooling. It is also within easy reach of the medieval town centre of Shrewsbury and well placed for access to the local bypass.

Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, understairs cloakroom, bay fronted lounge, impressive extended open plan kitchen/diner/family room, utility room, first floor landing, three bedrooms, bespoke refitted family bathroom, landscaped front and rear enclosed gardens, generous driveway, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Replacement composite double glazed entrance door gives access to:

**Reception hallway**

Having UPVC double glazed window to side, wood effect flooring.

Door from reception hallway gives access to:

**Under Stairs Cloakroom**

Having low flush WC, wall mounted wash hand basin, wall hung heated chrome style towel rail, wood effect flooring, UPVC double glazed window to side.

Door from reception hallway gives access to:

**Bay Fronted Lounge**

13'4"max into x 11'9"

Having walk-in bay with UPVC double glazed windows to front, radiator.

From reception hallway door gives access to:

**Impressive open plan L shaped kitchen/diner/family**

31'5 max reducing down to 20'4 min x 16'8 max redu

This fantastic extended living space comprises: Contemporary eye level and base unis with built-in cupboards and drawers, stylish fitted stone style worktops with inset sink drainer unit with mixer tap over, space for appliances, three radiators, wood effect flooring, UPVC double glazed window to side, glazed roof window, wall lighting point, UPVC double glazed window to rear with UPVC double glazed sliding patio door giving access to rear gardens, tiled splash surrounds.

Door from reception hallway gives access to:

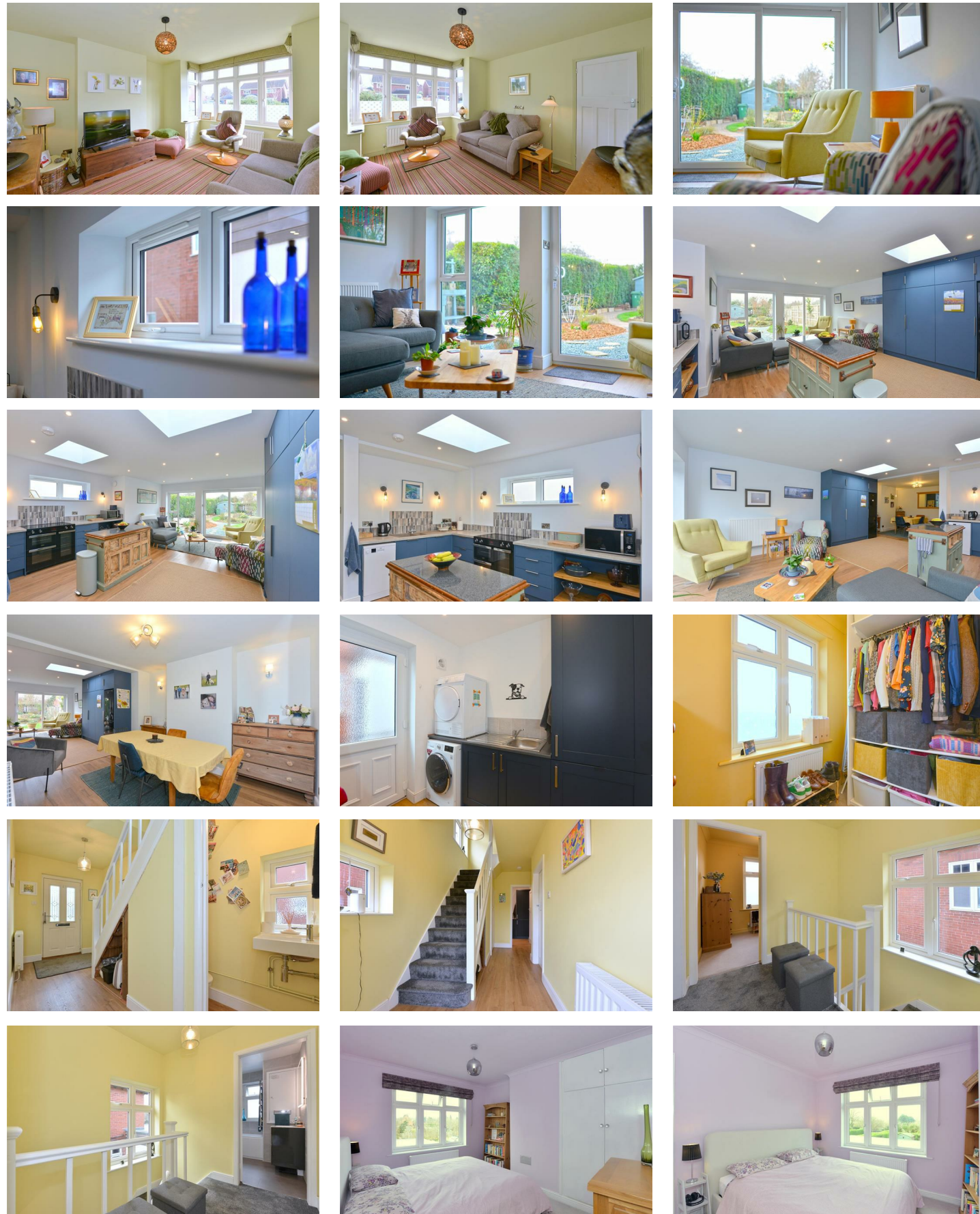
**Utility room**

7'6 x 6'9

Having attractive fitted units, fitted worktop with inset stainless steel sink drainer unit with mixer tap over, wood effect flooring, tiled splash surrounds, UPVC double glazed door giving access to side of property, recessed spotlights to ceiling, radiator, wall mounted electricity consumer unit.

From reception hallway stairs rise to:





#### First Floor Landing

Having UPVC double glazed window to side, loft access with fitted loft ladder.

From first floor landing doors give access to all three bedrooms and bathroom.

#### Bedroom one

11'11" x 10'4 max into recess reducing down to 9'2

Having UPVC double glazed window with a pleasing aspect to rear, coving to ceiling, radiator, fitted double wardrobe.

#### Bedroom two

10'11 x 10'4

Having UPVC double glazed window to front, radiator.

#### Bedroom three

6'10 x 7'7

Having UPVC double glazed window to front, radiator, fitted open fronted wardrobe.

#### Bespoke refitted bathroom

Having a modern four piece suite comprising: panel bath, large walk-in corner shower cubicle with drench shower over and hand-held shower attachment off, low flush WC, wall hung wash hand basin with mixer tap over and storage drawers below, wall mounted non touch mirror, UPVC double glazed window to rear, cupboard housing gas fired central heating boiler, fully tiled to walls, tiled effect flooring, wall mounted extractor fan, heated chrome style towel rail.

#### Outside

To the front of the property there is a generous driveway providing ample off street parking. To the side of the driveway there is a low maintenance barked and shrub area. To the side of the property there is a wall mounted car charging point, outside cold tap and electricity point. A stone pathway then gives access to the property's:

#### Attractive landscaped rear gardens

Comprising: Stone and brick paved pathways, lawn gardens, raised beds with a variety of mature shrubs, plants and bushes, feature garden pond, large timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

#### 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 disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

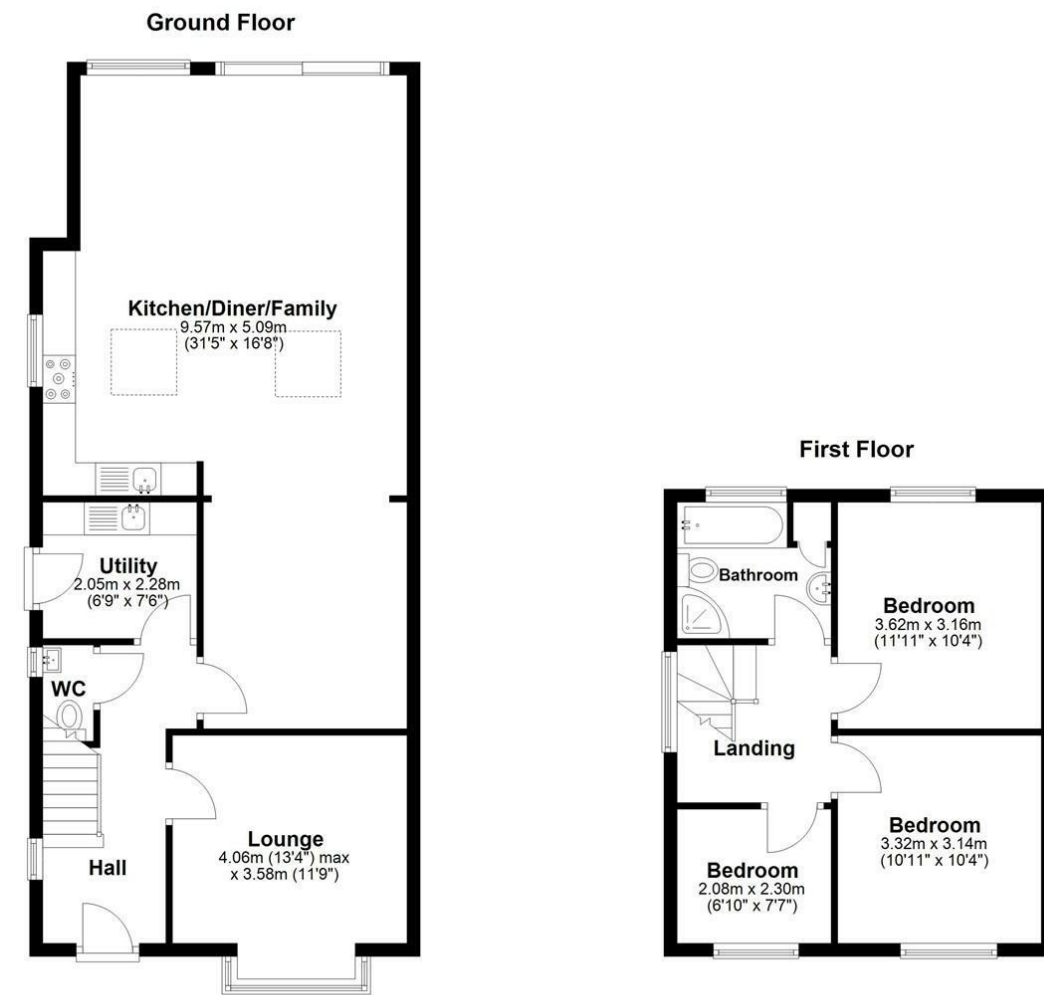
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#### Disclaimer

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.



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