



**23 Meole Walk, Meole Village, Shrewsbury, SY3 9EU**

3 bedroom semi-detached house — £335,000 Freehold

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Coopergreenpooks.co.uk

£335,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk

Occupying a great plot with extensive driveway parking, detached garage, and attractively landscaped gardens, this neatly presented semi-detached house offers well-designed accommodation, situated within a sought-after residential area, just a short distance from excellent schools, local amenities, and the town centre.

## KEY FEATURES

- Good sized entrance hall with staircase to a spacious landing
- Living room with feature fireplace and bay window to front
- Separate dining room with under stairs cloakroom/WC and glazed double doors to the rear
- Modern kitchen with a range of fitted units, integrated appliances, and access to the garden
- On the first floor are three bedrooms and a well-appointed family shower room, with the main bedroom also having a bay window
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden, laid to lawn with large patio, raised decked sun terrace, and planted borders
- Extensive driveway to front providing plenty of parking and access to the detached garage
- Conveniently located, 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
- Sold with no upward chain

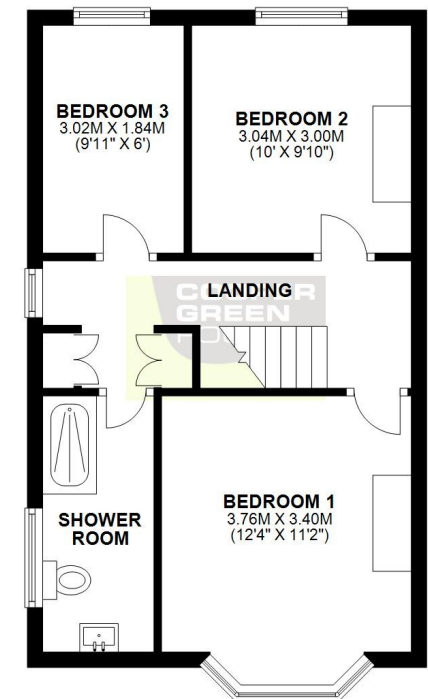
## GROUND FLOOR

APPROX. 49.2 SQ. METRES (529.0 SQ. FEET)



## FIRST FLOOR

APPROX. 39.4 SQ. METRES (423.6 SQ. FEET)



TOTAL AREA: APPROX. 88.5 SQ. METRES (952.6 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



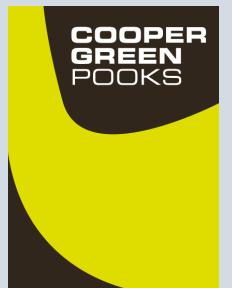






Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

[www.cgpooks.co.uk](http://www.cgpooks.co.uk)  
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)  
01743 276666



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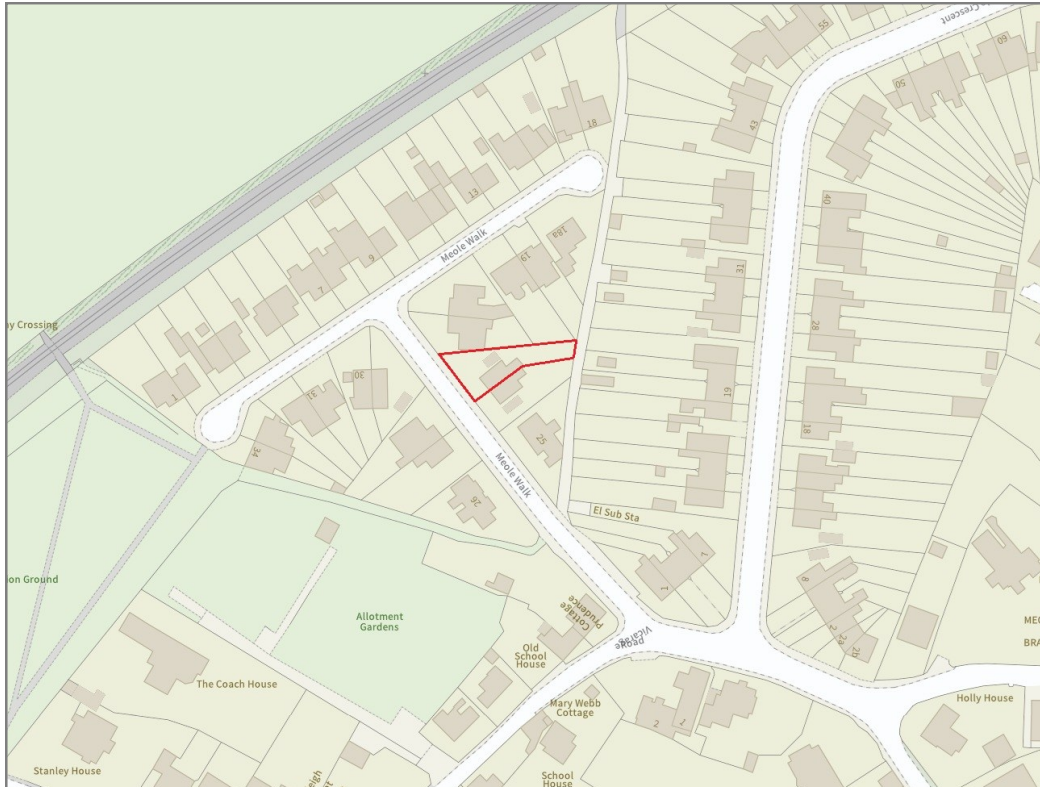
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band D</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.

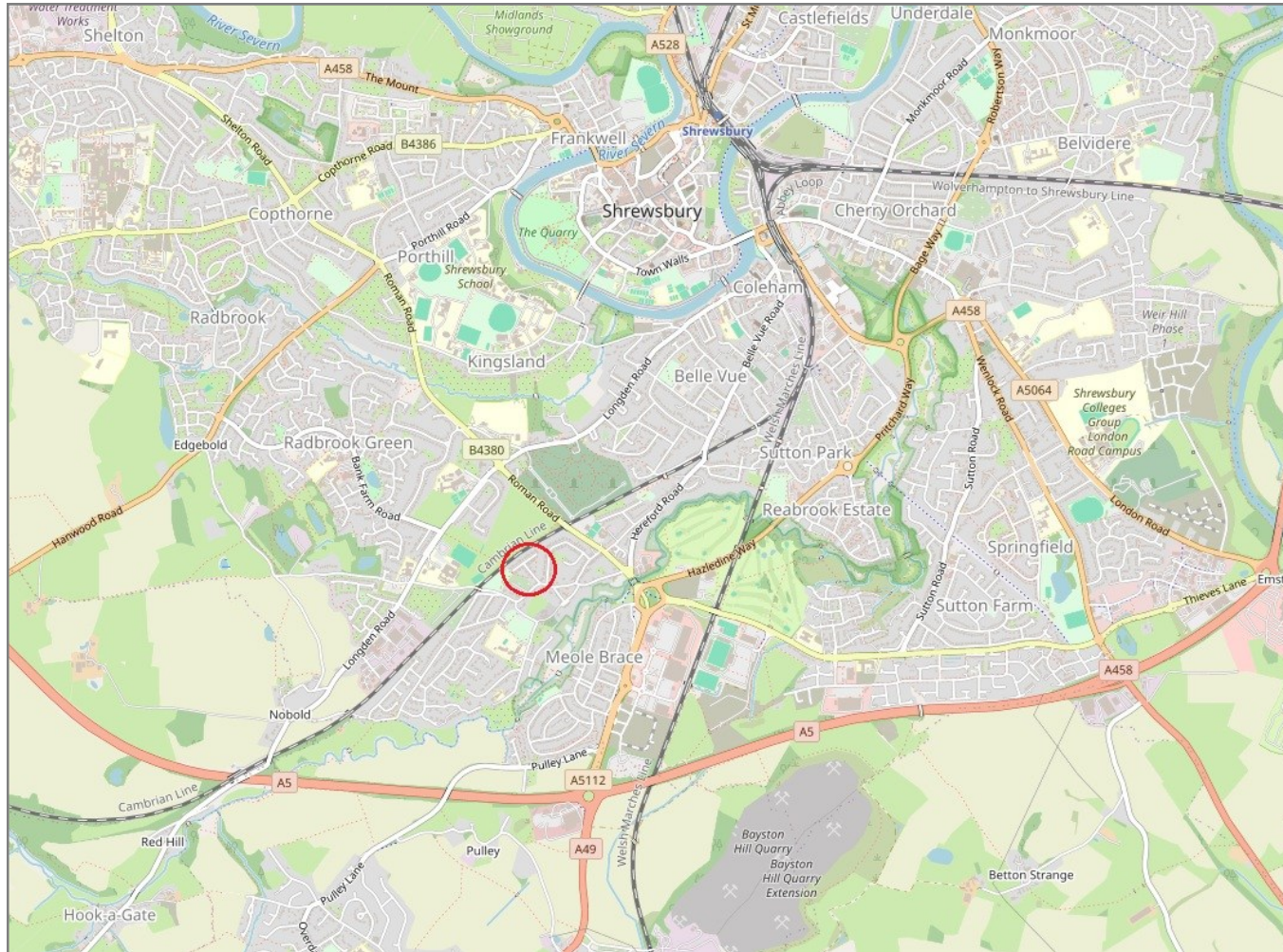
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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