



Zaza Johnson & Bath
Estate Agents

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81 Meole Crescent, Meole, Shrewsbury, Shropshire, SY3 9EP

£350,000

This much-loved, 3-bedroom detached family home enjoys a large garden along with a driveway, garage and adjoining workshop.



An extremely rare opportunity to acquire one of only two detached three-bedroom homes situated on the highly regarded Meole Crescent, within the ever-popular Meole Village area of Shrewsbury. Having been lovingly owned and meticulously maintained for many years, this charming family home offers generous living accommodation, outstanding potential for further enhancement (subject to the necessary planning permissions), and occupies an enviable plot with a magnificent private rear garden extending to approximately 100 feet.

The property benefits from double glazing and gas central heating throughout. The well-planned accommodation briefly comprises a welcoming entrance hall, a bright and spacious living room featuring an attractive deep walk-in bay window, and a generous dining room with useful understairs storage cupboards and delightful views over the rear garden. Completing the ground floor is a well-proportioned kitchen offering ample workspace and direct access to the garden.

To the first floor, the impressive main bedroom enjoys an elegant bay window to the front, while two further well-sized bedrooms overlook the beautifully maintained rear garden. A stylish refitted shower room completes the first-floor accommodation. One of the standout features of this exceptional home is the stunning rear garden, including two sheds and a greenhouse extending to approximately 100 feet in length. Offering a high degree of privacy, this wonderful outdoor space provides the perfect setting for family life, gardening enthusiasts or future extension potential, subject to the necessary planning consents.

To the front, a generous driveway provides off-road parking for up to three vehicles and leads to a garage with an adjoining workshop, offering excellent storage, secure parking or versatile workspace. Meole Crescent is one of the area's most desirable residential addresses, renowned for its peaceful setting, attractive homes and strong sense of community.

Located in the sought-after Meole Village, the property enjoys the perfect balance of a quiet residential environment while remaining within easy reach of Shrewsbury's historic town centre, with its excellent selection of independent cafés, restaurants, bars and supermarkets. For families, the location is particularly appealing, being within the catchment area for a number of highly regarded primary and secondary schools, while a range of parks, playing fields and recreational facilities are all close by. Everyday conveniences, healthcare services and local shopping amenities are also within easy walking distance.

The property is exceptionally well connected, with regular public transport services nearby and excellent road links providing convenient access to Shrewsbury town centre, the A5, A49 and M54 motorway network, making commuting to Telford, Birmingham, Chester and the wider region both straightforward and convenient. Shrewsbury Railway Station is also within easy reach, offering direct services to Birmingham, Manchester, Cardiff and beyond.

Offered to the market with NO UPWARD CHAIN, this is a genuinely scarce opportunity to secure one of the area's most distinctive detached homes. Properties of this calibre, combining generous living space, ample parking, a substantial 100-foot garden and such a highly desirable location, rarely become available. Early viewing is therefore strongly recommended to fully appreciate everything this exceptional family home has to offer.

Approx Gross Internal Area
89 sq m / 954 sq ft



FLOOR PLANS FOR GUIDANCE ONLY



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 41 sq m / 436 sq ft

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.

Council Tax Band C

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**

Energy performance certificate (EPC)

B1 Modco Crescent SHREWSBURY SY3 9EP	Energy rating C	Valid until: 14 July 2036 Certificate number: 0390-3404-6630-2596-3461
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Property type	Detached house
Total floor area	80 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

