



33 Victoria Road, Meole, Shrewsbury, Shropshire, SY3 9HX

Offers in the Region Of £310,000

This appealing 3 bedroom semi detached house provides surprising accommodation over three floors including: Entrance Hall, Sitting Room With Multi-fuel Stove, Dining Room, Kitchen, Conservatory. On The 1st Floor There Are Two Double Bedrooms And Large Shower Room. The Second Floor Has Been Beautifully Converted To Provide A Third Double Bedroom With En-suite Bathroom. The Property Enjoys An Attractive Garden And Is Situated In One Of Shrewsbury's Most Sought After Locations.



33 Victoria Road, Meole, Shrewsbury, Shropshire, SY3 9HX Ref: 4570

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

Accommodation comprises

Arched recessed porch with period pattern tile flooring, double glazed composite entrance door.

Entrance Hall

Original parquet flooring, radiator, staircase leading to First Floor Landing.

Sitting Room 10' 6" x 10' 1" (3.20m x 3.07m)

Exposed floor boards, walk in double glazed bay window with shutters, fireplace recess with cast iron mullt-fuel stove set to hearth, contemporary radiator.

Dining Room 11' 10" x 10' 6" (3.60m x 3.20m)

Double radiator, Karndean flooring, built in storage cupboard, double glazed window overlooking rear Garden.

Kitchen 12' 4" x 8' 5" (3.76m x 2.56m)

Porcelain tile flooring, excellent range of units to 3 wall areas with solid wood work tops, Belfast style glazed sink, deep tiled surround to work areas, integrated 4 ring electric hob with filter hood above and electric oven. wall mounted Worcester gas fired central heating boiler (replaced 2022), contemporary radiator, deep under stairs recess ideal for fridge/freezer, double glazed window to the side and double glazed door to the rear Garden.

Conservatory 9' 0" x 8' 0" (2.74m x 2.44m)

Tiled flooring, double glazed windows overlook rear garden.

Spacious First Floor Landing

Staircase leads to Second Floor Landing.

Bedroom 2 13' 7" x 10' 6" (4.14m x 3.20m)

Exposed floor boards, range of fitted wardrobes and cupboards, double glazed window with shutters to the front.

Bedroom 3 12' 3" x 8' 6" (3.73m x 2.59m)

Painted floor boards, radiator, double glazed window to the rear.

Shower Room 10' 8" x 7' 10" (3.25m x 2.39m)

Spacious room fitted with 3 piece white suite including shower cubicle, wash basin, WC, fully tiled walls, bathroom cabinet with shelving above, contemporary heated towel rail, shaver socket, double glazed window to the rear, built in airing cupboard with hot water cylinder.

Second Floor Landing

Bedroom 1 10' 3" x 10' 0" (3.12m x 3.05m)

Radiator, double glazed window enjoying fine open aspect to the rear, large built in storage cupboard.

En Suite Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)

Fitted with contemporary white 3 piece suite providing bath with mixer tap and fully tiled walls around, wash basin, WC, heated towel rail, double glazed skylight to the front, shaver socket.

Outside - Front

The front garden is enclosed by walls, gate onto tiled pathway to the entrance door. The front garden provides slate beds, pathway to the side with gated access to the rear.

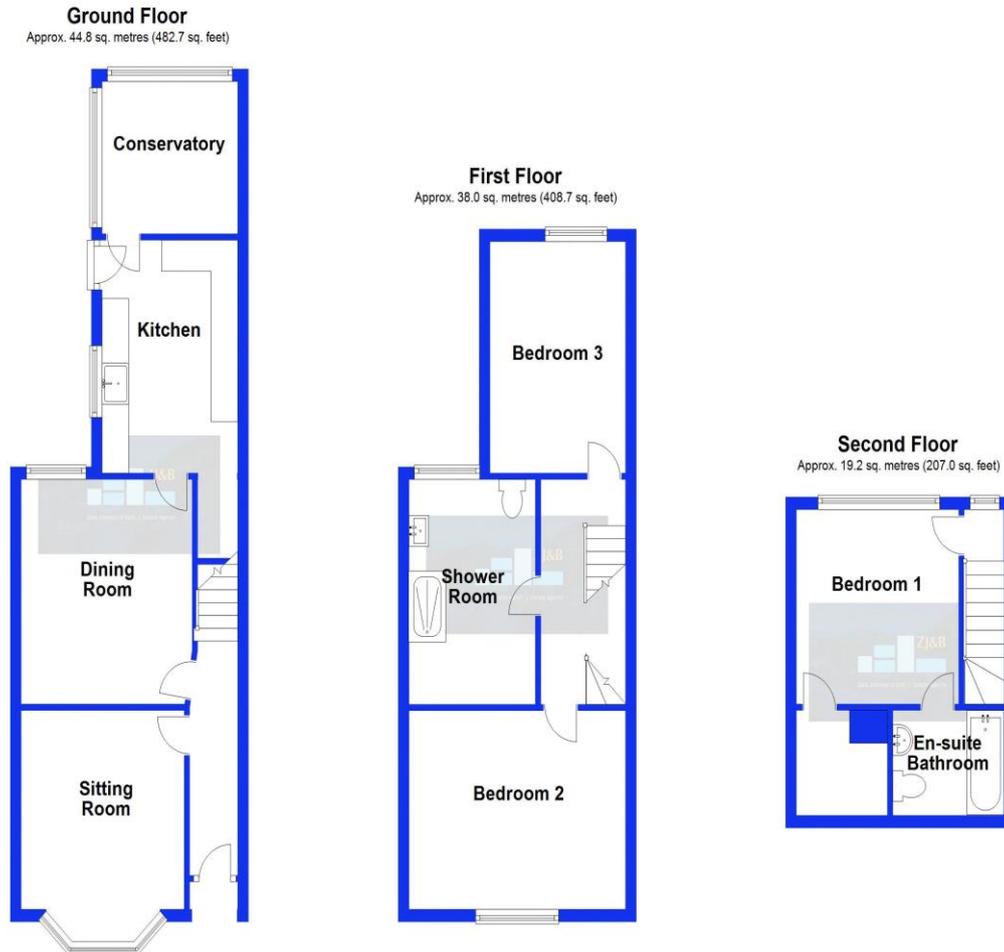
Rear Garden

Approached onto an attractive porcelain paved patio with lawn beyond. Central apple tree raised flower bed to one side and shrub bed to the other. Further porcelain paved patio lies beyond the lawn providing an attractive seating area. External power and lighting points, cold water tap.

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.

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



Total area: approx. 102.1 sq. metres (1098.5 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 to aid not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

33, Victoria Road SHREWSBURY SY3 6SX	Energy rating E	Valid until: 14 January 2027 Certificate number: 0944-2894-7590-9493-6771
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Property type
Semi-detached house

Total floor area
77 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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

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



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **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