



97 Hereford Road, Meole Brace, Shrewsbury SY3 7QZ

2 bedroom terraced house—£225,000 Freehold

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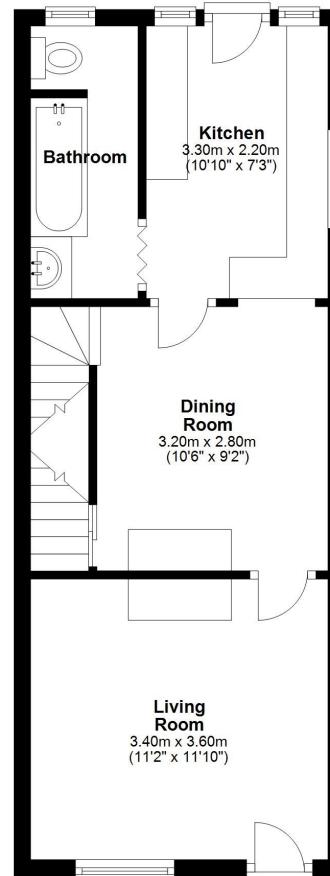
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This very attractive terraced house of character offers neatly presented accommodation, while being situated within a sought-after residential area and benefitting from a beautifully landscaped garden, as well as having access to a communally owned meadow which adjoins the Rea Brook.

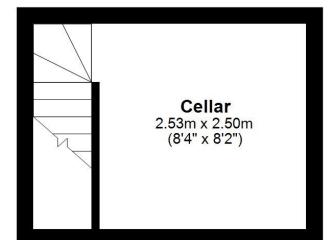
KEY FEATURES

- Good sized living and dining rooms, both having feature fireplaces
- Fitted kitchen with windows to two elevations, range-style cooker and glazed door to the garden
- Ground floor bathroom with shower and window to rear
- From the dining room is access to the cellar, providing useful storage and potential for conversion
- On the first floor are two double bedrooms which extend across the shared alleyway between the neighbouring property, creating additional space
- Double glazed windows and gas fired central heating
- Beautifully landscaped private garden, comprising areas of lawn, paved and decked terraces, gravelled pathway and gated access to side
- Beyond the garden is a fantastic meadow which adjoins the Rea Brook and is co-owned by approx. 13 properties along the terrace. Within the meadow is a double garage which the owner currently shares with another resident, there is pedestrian access to the meadow at the bottom of the garden, as well as vehicular access via a secured gate off Hereford Road.
- The property is situated within a very popular residential area, a short distance from some excellent amenities, Meole Brace retail park, road links via the bypass and just over a mile from the town centre.
- Sold with no upward chain

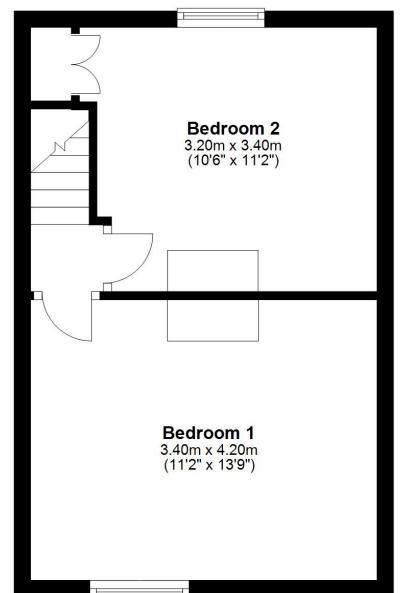
Ground Floor
Approx. 36.4 sq. metres (391.9 sq. feet)



Cellar
Approx. 8.2 sq. metres (88.4 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.7 sq. feet)

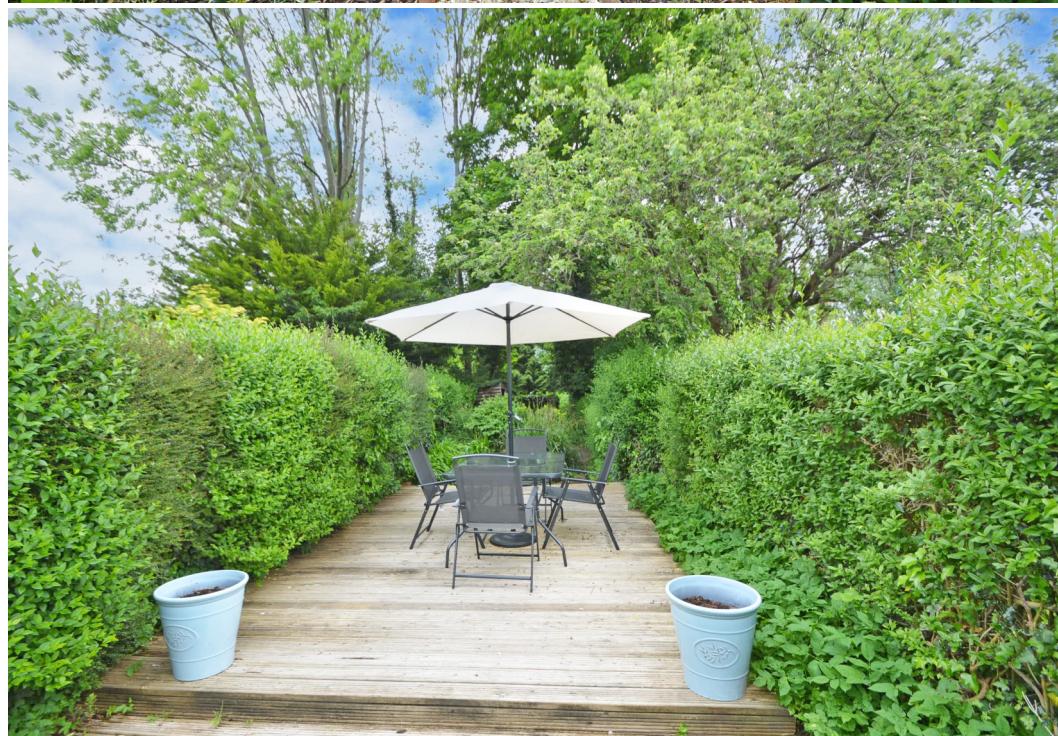
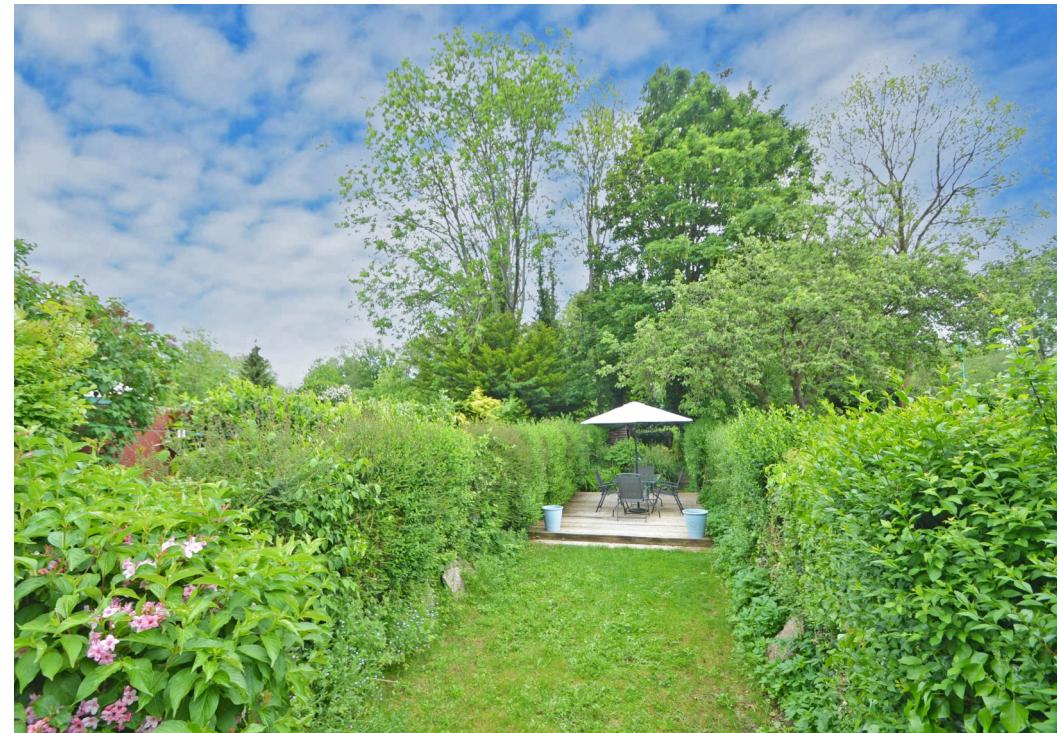


Total area: approx. 72.7 sq. metres (783.0 sq. feet)

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.









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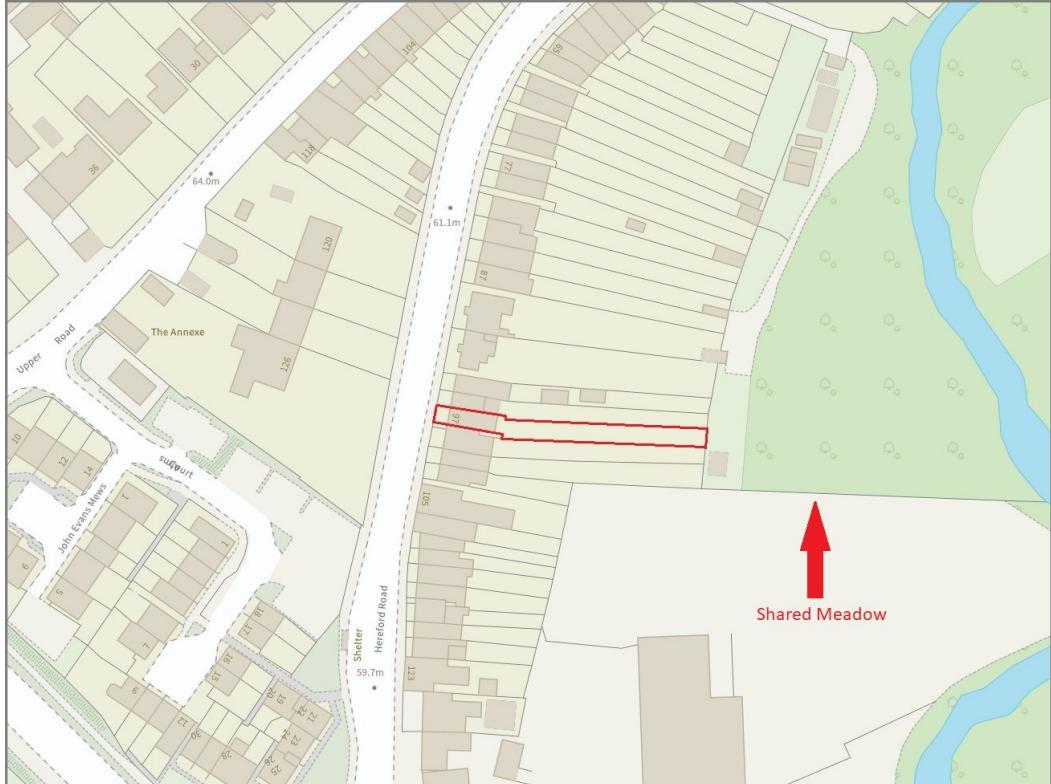
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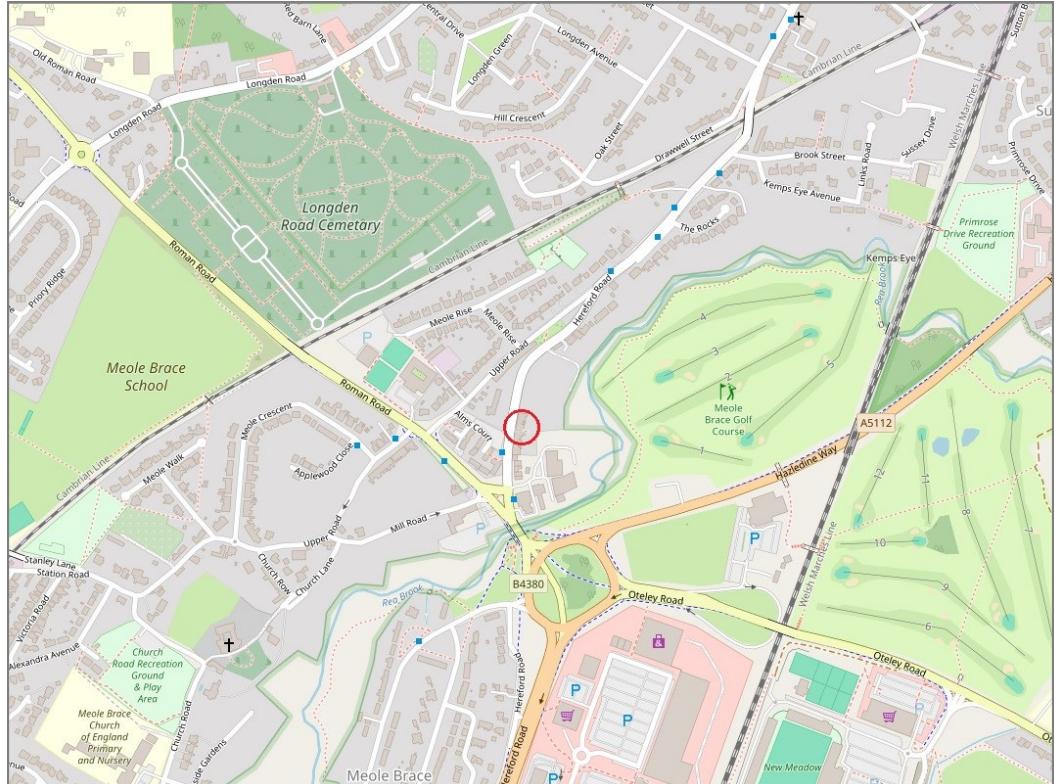
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	TBC
Services	All mains services are connected

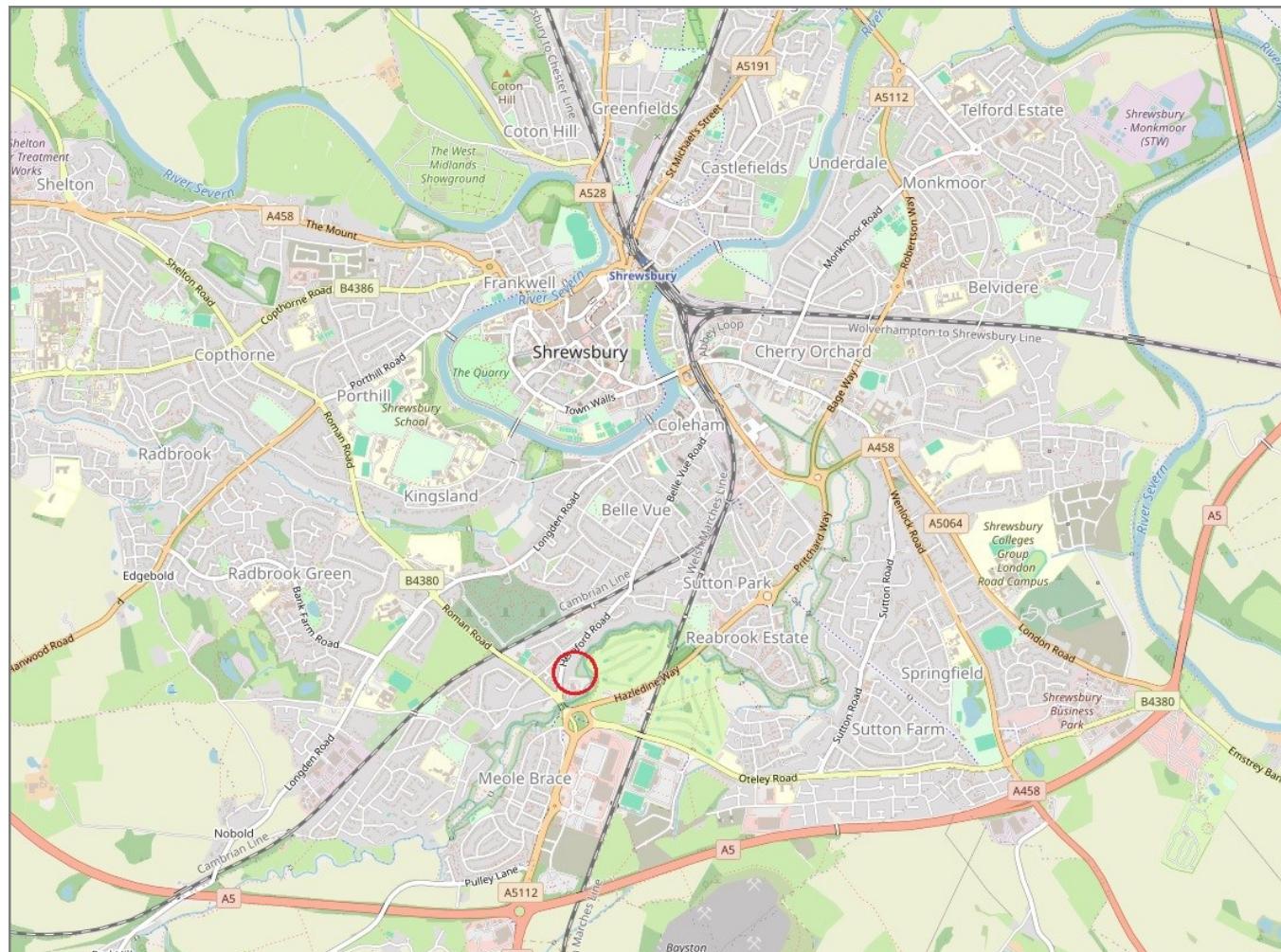
Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666

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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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