



97 Hereford Road, Meole Brace, Shrewsbury SY3 7QZ

2 bedroom terraced house—£225,000 Freehold

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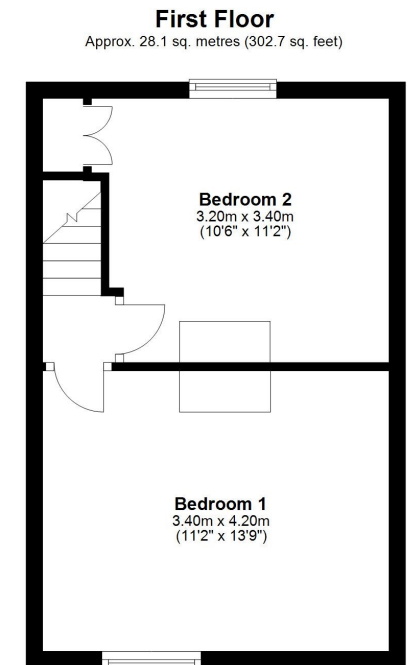
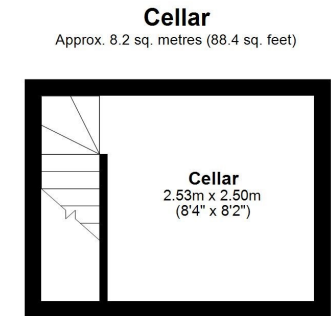
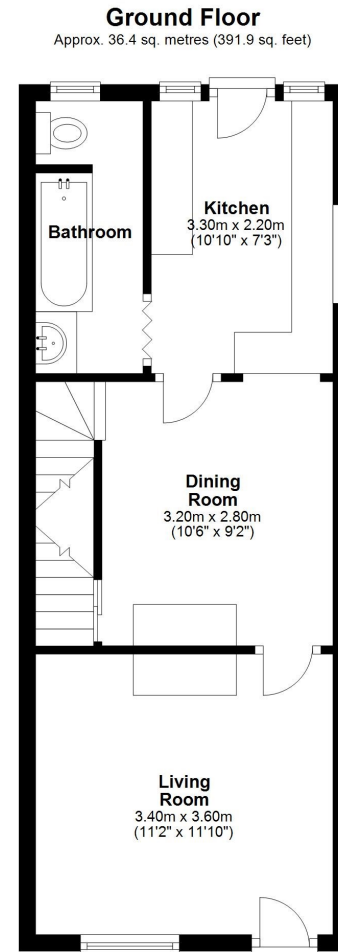
sales@cgpooks.co.uk

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

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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.





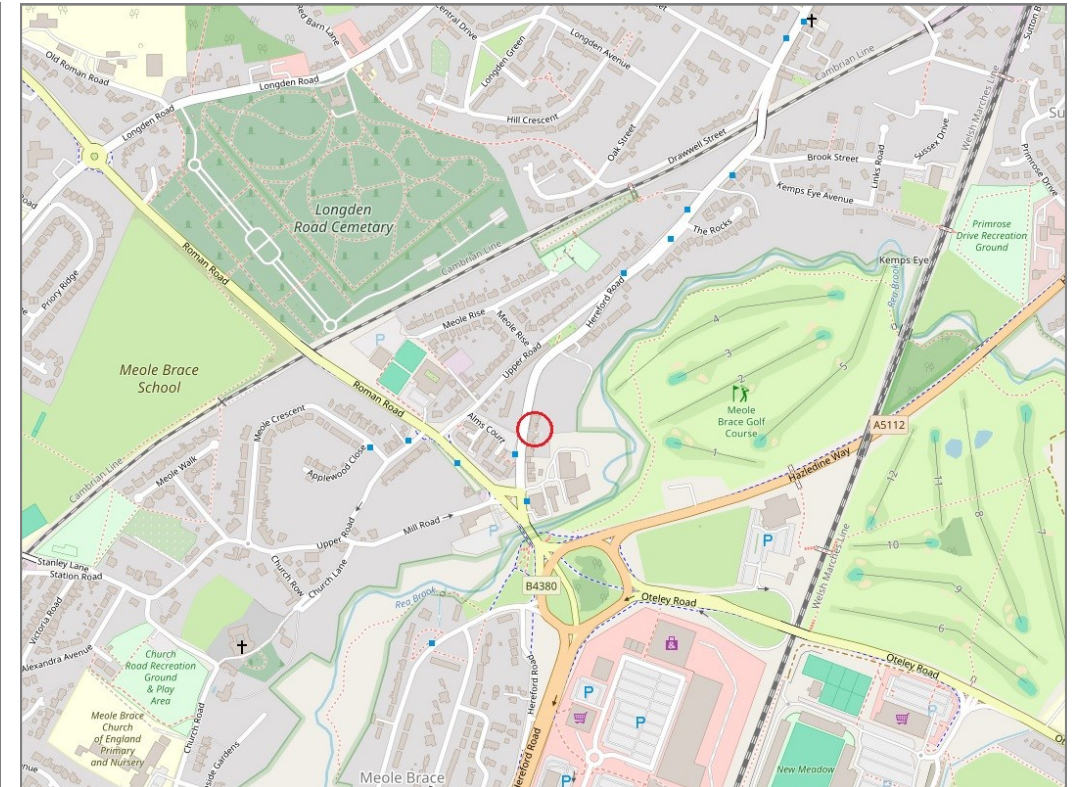
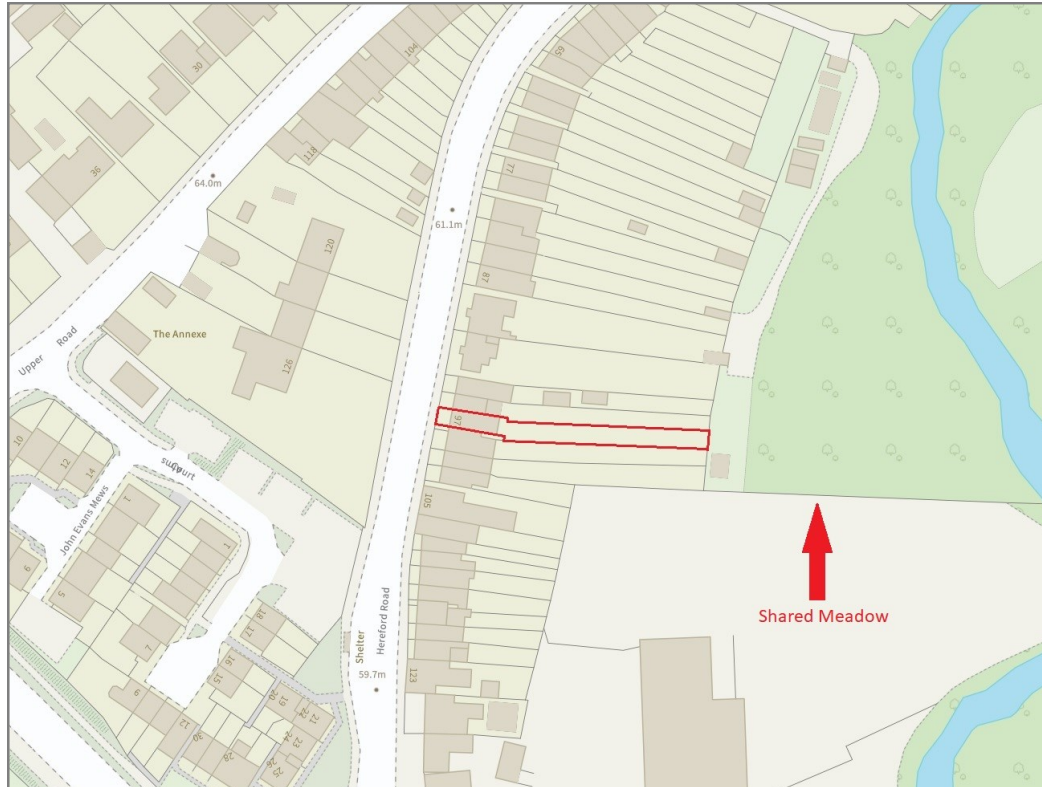




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BOUNDARIES NOT CONFIRMED

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



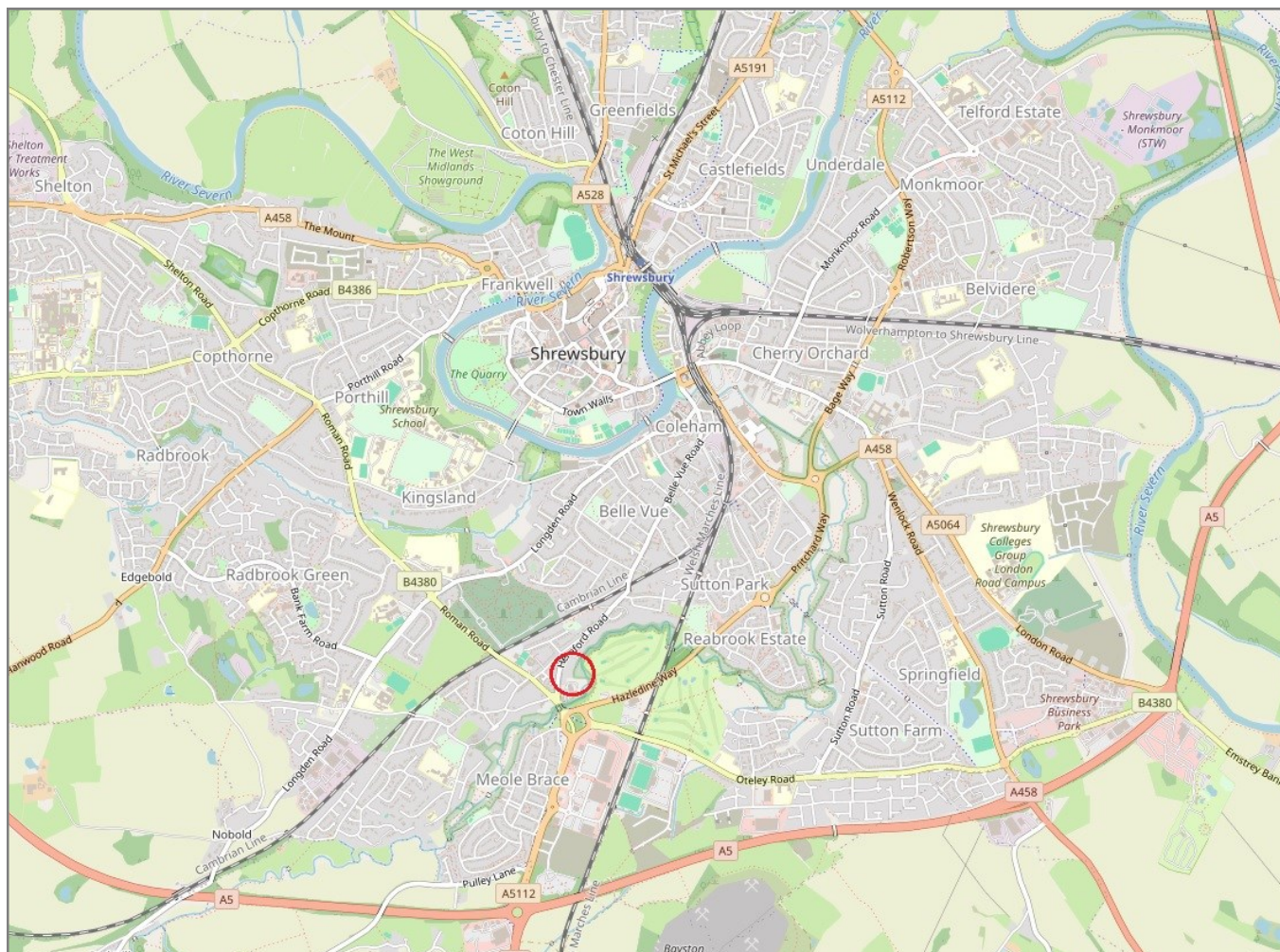
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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