



**31 BURNSIDE GARDENS**  
MEOLE VILLAGE | SHREWSBURY | SY3 9HH





# 31 BURNSIDE GARDENS

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Close to town amenities.

A WONDERFUL DETACHED FAMILY HOME WHICH IS BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION, SET WITH SUPERB GARDENS IN A POPULAR AREA.

Open plan kitchen/dining area leading to the conservatory and sitting room

Well proportioned sitting room with log burner

Private driveway leading to the attached integral garage

Front and rear gardens

Potential for extension to the side of the property (subject to the necessary planning permissions)



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3Words - ///keeps.friday.cloak

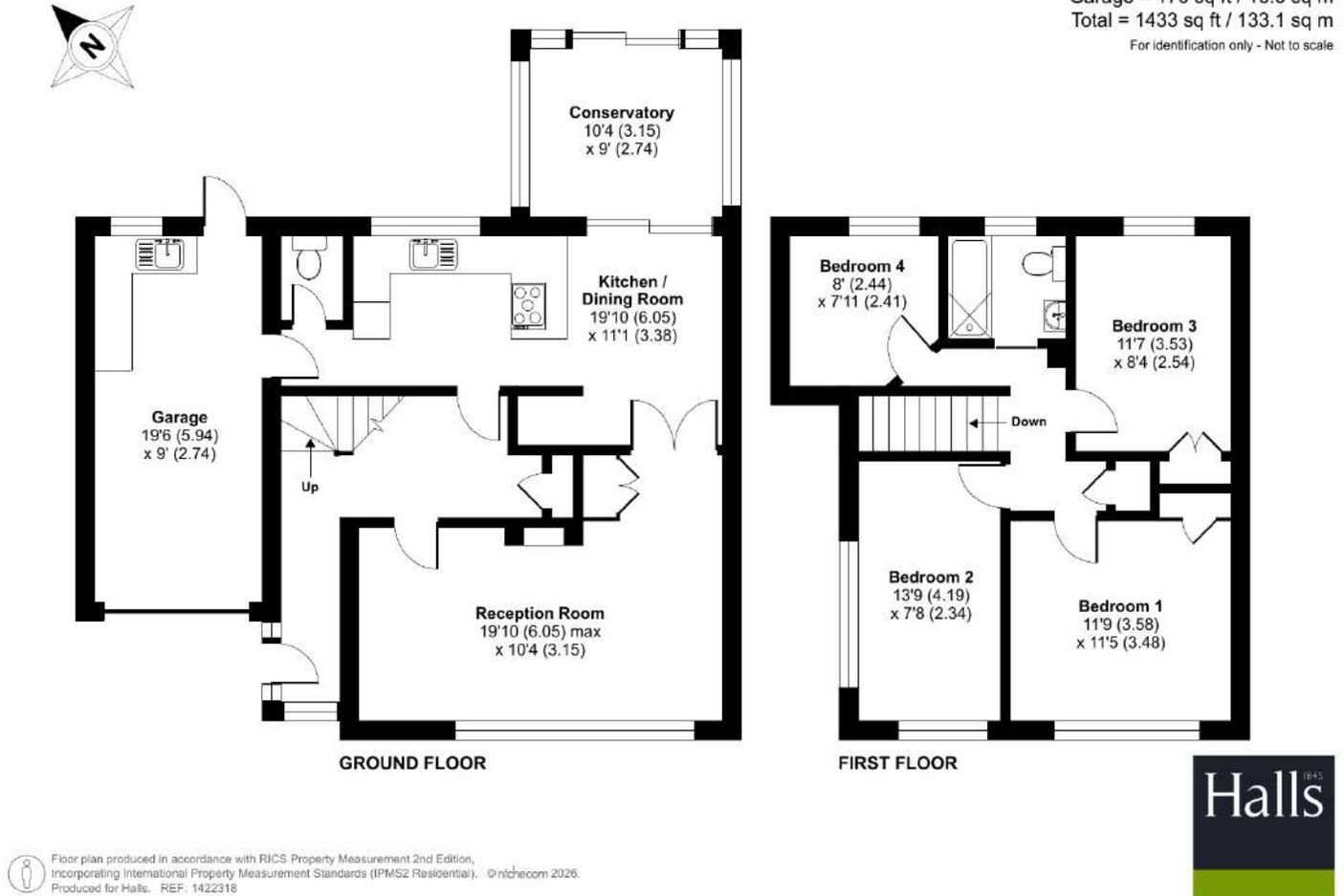
From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout taking the first exit onto Copthorne Road and then right onto Pengwern Road. Continue to the Port Hill roundabout heading left along Roman Road and proceed to the next mini roundabout going straight over. Take the next available right turn into Upper Road and follow this road round to the right and into Vicarage Road and then round to the left into Church Road. Continue along and take the left turn opposite the primary school into Burnside Gardens following the road round to the left and the property will be found on the left hand side.

## SITUATION

The property is most conveniently and attractively positioned in Meole Village located just off the Roman Road. The property is situated in this pleasant and quiet cul-de-sac and is within walking distance of a number of amenities, whilst the town centre is easily accessible and offers an extensive fashionable range of both social and leisure facilities together with a rail service. There is also a local sports field, playground and church. There are a number of excellent schools within close proximity including Meole Brace Primary School which is only a 2 minute walk away and commuters will be pleased to note that the road links to the A5 and M54 are readily accessible.

## PROPERTY

31 Burnside Gardens is a beautifully presented 4 bedroom family home that has been updated throughout by the current owners. The following updates have been made: full heating system with high-end modern gas boiler and plumbing, new extraction systems, new fitted kitchen with appliances and new double glazing throughout. The property now offers superb modern family living accommodation



which includes an open plan kitchen/dining area which leads on to the conservatory one side and the sitting room the other.

The kitchen has a range of high-end built-in appliances. The sitting room is an incredibly well proportioned space with large windows over looking the front of the property. It also benefits from a lovely wood burning stove.

The conservatory, which is currently used as a playroom has lovely views of the private rear garden.

Completing the ground floor accommodation is a guest WC and there is an integral garage which at the far end is used as a utility room.

Upstairs there are four bedrooms and a family bathroom. Two of the bedrooms have built in wardrobes.



## OUTSIDE

To the front the property there is a lawned garden with a private tarmac driveway to the side leading up to the integral single garage with roller shutter door. A wooden gate gives side access to the superb westerly facing gardens that have been landscaped and offer a large lawned area, raised patio that is perfect for al fresco entertaining and even a space for a trampoline.

There is potential for extension to the side of the property (subject to the necessary planning permissions).

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – D



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



