

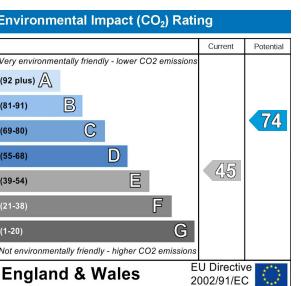
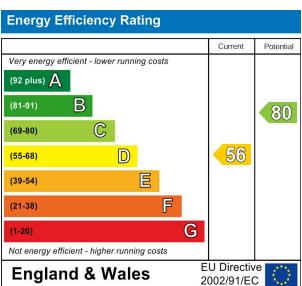
TO LET

Red House Mill Road, Meole Village, Shrewsbury, SY3 9JT



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Halls¹⁸⁴⁵

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Shrewsbury Lettings

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Halls¹⁸⁴⁵

2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **An Elegant Edwardian house**
- **Beautifully presented**
- **Great Schooling in Walking Distance**
- **Delightful gardens**
- **Sought after Location**
- **Close to amenities**
- **No Pets**
- **Maximum 2 Years Tenancy**

DIRECTIONS

From the Porthill roundabout proceed south along Roman Road going straight over the next roundabout taking the next available right turn into Upper Road. Follow this road taking the left turn into Mill Road and after a distance the property will be identified on the left hand side.

SITUATION

The property is most conveniently and attractively positioned being located just off Roman Road. There are a number of local amenities that are available and within walking distance, whilst the town centre is easily accessible and offers an extensive and fashionable range of social and leisure facilities together with a rail service. There are a number of excellent schools both state and private, within close proximity and commuters will be pleased to note that road links to the A5 and M54 motorway are readily accessible.

DESCRIPTION

Red House is a most impressive and elegant Edwardian semi-detached house. The property boasts a wealth of character features including tall bay windows, original cornicing and a wealth of original fireplaces. Combined with these traditional features are numerous sympathetic improvements including a ground floor extension which comprises of a superb dining area off the kitchen with a part vaulted ceiling and bi-fold doors leading out onto the rear gardens. The ground floor offers two traditional reception rooms, the sitting room having the benefit of a delightful bay window with an attractive aspect towards woodlands. The kitchen offers certain integral appliances and has the more recent addition of the dining room off, whilst also giving access through to the utility room and guest WC. To the first floor, there are three bedrooms and the family bathroom which has a period style suite. The second floor, provides a superb space including a double bedroom and large en-suite shower room.

ACCOMMODATION

Attractive pillared entrance with tiled step and original panelled part glazed and stain glassed entrance door leading into:

RECEPTION HALL

With original tiled floor, ceiling cornice and dado rail. Staircase to first floor. Access door to cellar. Doors off and to:

SITTING ROOM

With ceiling cornice and ceiling rose. Attractive fireplace with granite hearth and ornate surround housing living flame gas fire. Dado rail and bay window with attractive woodland aspect.

FAMILY ROOM

With ceiling cornice and ceiling rose. Amtico flooring. Feature fireplace with granite hearth and inset cast iron open grate. Dado rail. Twin glazed doors lead through to:

FEATURE OPEN PLAN KITCHEN DINER**KITCHEN AREA:**

Providing an attractive cream range of eye and base level storage cupboards and drawers with granite work surface over and incorporating a one and a half bowl sink unit with inset granite drainer and mixer tap over. Eye level wine rack, space and plumbing for American style fridge freezer. Additional granite work surface with base level cupboards and twin glass fronted eye level display cabinets over and fitted plate rack. Rangemaster range cooker with electric double oven and grill with warming drawer and 5 ring gas hob unit over. With separate electric hot plate. Under cupboard lighting. Granite splash. **FEATURE ISLAND** with granite work surface and range of base level storage cupboards under.

DINING AREA:

With attractive vaulted ceiling with inset down lighters, three Velux roof lights (one electric remote controlled with rain sensor) together with contemporary style window. Amtico flooring with under floor heating. Bi-folding doors leading out to the rear terrace and gardens.

UTILITY ROOM

Providing a range of eye and base level storage cupboards with fitted work surface, space and plumbing for washing machine under. Space for tumble dryer. Door to:

GUEST WC

Providing a white suite comprising low level WC and wall mounted wash hand basin with tiled splash.

CELLAR

No Access Given

FIRST FLOOR LANDING

With dado rail and staircase to second floor accommodation. Doors off and to:

BEDROOM 1

With coved ceiling and ceiling rose. Attractive original period fireplace with inset tiles and cast iron grate. Twin sash windows with woodland aspect.

BEDROOM 2

With range of fitted storage cupboards. Wash hand basin set in vanity unit with storage cupboards and drawers under. Tiled splash. Dual aspect windows.

BEDROOM 3

With sash window overlooking the rear gardens with fitted blinds. Period original fireplace.

BATHROOM

With tiled floor (benefitting from underfloor heating) and a period style suite with low level WC, roll topped bath on clawed feet with mains fed shower over with rain water style head and splash screen. Wash hand basin set on wash stand. Wash hand basin set in granite surface with storage cupboards under and tiled splash. Inset down lighters, wall mounted heated towel rail, part tiled walls and extractor fan.

SECOND FLOOR**BEDROOM 4**

With slightly sloping ceilings and door to:

EN-SUITE SHOWER ROOM

With slightly sloping ceiling and providing a suite comprising of low level WC with hidden cistern. Wash hand basin set in vanity unit with storage cupboards under. Generous shower cubicle with wall mounted electric shower unit. Inset tiles and sliding splash screen.

OUTSIDE

The front of the property is approached over an attractive spiralling stone staircase which leads onto an Indian sandstone pathway giving access to the main front entrance door and leading to the rear of the property.

THE GARDENS

To the front the gardens are laid for ease of maintenance offering some golden gridded herbaceous borders containing a variety of shrubs and plants, including hydrangeas. Borders then flank the pathway leading to the side access gate which in turn gives access to the rear gardens. There is plenty of space for potted plants. The rear gardens are a particularly attractive feature to the property and have been thoughtfully landscaped. Immediately adjacent to the bi-folding doors from the dining room is a cupboard veranda style sun terrace offering an excellent outdoor seating space. Brick built BBQ area. A central section of garden is laid to a well manicured lawn flanked by established and abundantly stocked borders. To the bottom section of garden is an additional split level terrace offering further seating and entertaining areas with an attractive timber pergola. External cold water tap. Timber and felt storage shed.

PARKING

There is a parking area almost opposite the front of the property with space for approximately 2 cars. This does not form part of the site.

AGENTS NOTES:

The photographs are historical and from when the property was previously occupied.

GENERAL REMARKS**SERVICES**

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

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'D'

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

TERMS OF LEASE.

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £1673 (5 weeks) will be required to be held by the DPS.