



63 Meole Crescent, Shrewsbury, Shrewsbury, SY3 9EP

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

An attractive bay fronted three bedroom semi detached house, occupying a generous size plot and enjoying a pleasing position within Meole Village, a highly residential location west of the Shrewsbury town centre. This appealing property offers well proportioned and improved living accommodation, providing excellent scope for modern family living. The bay fronted facade gives the property considerable curb appeal, whilst the generous plot provides good size gardens ideal for outside entertaining. Meole Village is well placed for access to a range of everyday amenities, including local shops, schools, supermarkets and recreational facilities, whilst the Shrewsbury town centre is readily accessible and offers an extensive range of shopping, cultural and dining facilities. The property also benefits from excellent road links linking up to the wider road network. Early viewing comes highly recommended by the selling.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, separate dining room, refitted kitchen, first floor landing, three bedrooms, refitted bathroom, generous size driveway, good size rear enclosed gardens, outside laundry area, feature studio/home office, gas fired central heating, UPVC double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway

Having tiled floor.

Door from entrance hallway gives access to:

Bay fronted lounge

15'11 x 11'10 max into bay

Having walk-in UPVC double glazed bay window to front with fitted shutters, antique style radiator, modern log effect gas fire, storage unit and shelving to side, picture rail.

Door from entrance hallway gives access to:

Dining room

16'0 x 12'5

Having UPVC double glazed window to rear and side of property, vinyl floor covering, radiator, walk-in understairs storage cupboard, feature wood burning stove set to an exposed brick hearth and timber inset above, wall light points, picture rail.

Doorway from dining room gives access to:

Refitted kitchen

11'0 x 6'11

Having replace eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob over, integrated dishwasher, space for further appliances, vinyl floor covering, UPVC double glazed window to side, radiator,, UPVC double glazed door giving access to rear of property, recessed spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, wall mounted gas fired central heating boiler, shelved storage area, loft access.

Doors from first floor landing then give access to: Three bedrooms and refitted bathroom.

Bedroom one

12'8 into bay x 11'0

Having walk-in bay window to front, radiator, period style fireplace.

Bedroom two

9'8 x 9'8

Having UPVC double glazed window to rear, radiator, picture rail.

Bedroom three

9'9 x 6'0

Having UPVC double glazed window to rear, radiator, picture rail.

Refitted bathroom

Having a three piece white suite comprising: Panel bath with wall mounted electric shower, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, vinyl wood effect floor covering, heated chrome style towel rail.

Outside

To the front of the property there is a brick paved forecourt providing off street parking. To the side of this there is a generous driveway which leads to the side of the property providing further parking for at least 2/3 vehicles. Gated pedestrian access then leads to the property's:

Generous size rear garden

Comprising: paved patio, timber garden shed, lawn garden, timber framed outside laundry space with fitted power and light,

Feature home office/studio

15'2 x 7'4

Having fitted power and light, vinyl floor covering, UPVC double glazed windows and sealed unit double glazed double doors.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

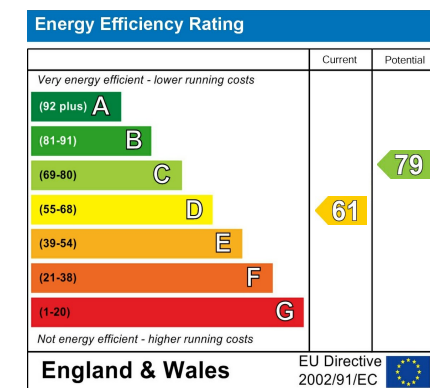
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are

accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

