



30 Adswold Grove, Meole Village, Shrewsbury, SY3 9QG

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Offers in the region of £335,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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This is an extended, spacious and much improved four bedroom detached property, attractively situated in an established and popular residential area of Meole Village, occupying a pleasant cul-de-sac position. The property benefits from a modern re fitted family / kitchen / breakfast room, upvc double glazed conservatory, master bedroom with en suite bathroom, generous driveway and a large brick-built garage.

Meole Village offers a selection of basic amenities including shops, schools both primary and secondary and a regular bus service. The Meole Brace retail park which includes Sainsbury's is easily accessible whilst Shrewsbury town centre affords a fashionable and comprehensive range of shopping, leisure and social amenities together with a rail service. Commuters will be pleased to note there are excellent road links leading to the A5 and M54 motorway. Viewing comes highly recommended.

Accommodation:

Entrance porch, hallway, bay fronted lounge, bay fronted dining room, modern re fitted family kitchen / breakfast room, utility room, cloakroom, upvc double glazed conservatory, first floor landing, master bedroom with en suite bathroom, three further bedrooms, re fitted family bathroom, driveway, large detached garage, side and rear enclosed gardens, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Replaced contemporary composite entrance door gives access to entrance porch having upvc double glazed windows, tiled floor, upvc double glazed door then gives access to:

Hallway:

Having ceramic tiled floor, radiator. Part glazed door from hallway gives access to:

Bay fronted lounge:

16'3 max into bay x 14'1 (4.95m max into bay x 4.29m) Having upvc double glazed bay window to front, upvc double glazed sliding patio door giving access to the side of property, radiator, recessed spotlights to ceiling.

Part glazed door from hallway gives access to:

Bay fronted dining room:

15'6 max into bay x 14'10 max (4.72m max into bay x 4.52m max) Having walk-in bay with a range of upvc double glazed windows to front, radiator, coving to ceiling, wood burning stove. Part glazed door from dining room gives access to:

Re fitted family / kitchen / breakfast room:

18'0 x 10'11 (5.49m x 3.33m) Having a range of replaced eye level and base units with built-in cupboards and drawers, a range of fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, breakfast bar (space for Range style cooker), integrated

freezer, (space for upright fridge freezer), coving to ceiling, tiled wood effect flooring, radiator, upvc double glazed window to side, under-stairs pantry style store cupboard, sliding upvc double glazed doors from kitchen / breakfast room give access to:

Upvc double glazed conservatory:

18'3 x 6'5 (5.56m x 1.96m) Having brick base, a range of upvc double glazed windows overlooking rear garden with upvc double glazed french doors giving access to the rear garden, polycarbonate roof, tiled wood effect flooring.

Part glazed doors from kitchen / breakfast room and lounge give access to:

Utility room:

14'1 max x 6'1 max (4.29m max x 1.85m max) Having fitted worktop with inset stainless steel 1 1/2 sink drainer unit, eye level store cupboards (space for appliances), tiled splash surrounds, wall-mounted Worcester gas fired central heating boiler newly fitted, upvc double glazed window to side, radiator, upvc double glazed door giving access to the rear of property. Door from utility room gives access to:

Cloakroom:

Having low flush wc, radiator, part tiled to walls, tiled wood effect flooring, wall-mounted wash hand basin, upvc double glazed window to rear, shelved store cupboard.

From hallway stairs rise to:

First floor landing:

Having coving to ceiling, loft access. From first floor landing doors give access to all bedrooms and re fitted bathroom.

Bedroom one:

13'4 x 11'2 (4.06m x 3.40m) Having upvc double glazed window to front, radiator, small built-in wardrobe. Door from bedroom one gives access to:

Modern en suite bathroom:

Having P-shaped panelled bath with curved shower screen to side with drench shower over, wash hand basin with mixer tap over with storage cupboard below, low flush wc, wood effect laminate floor covering, heated chrome style towel rail, upvc double glazed window to rear, recessed spotlights and extractor fan to ceiling.

Bedroom two:

15'4 x 9'1 max (4.67m x 2.77m max) Having upvc double glazed windows to front, radiator.

Bedroom three:

11'6 max x 9'3 (3.51m max x 2.82m) Having built-in double cupboard having slatted shelving and housing the hot water tank cylinder unit, upvc double glazed window overlooking the rear garden.

Bedroom four:

9'1 x 8'8 (2.77m x 2.64m) Having upvc double glazed window to front, radiator, shelved store cupboard.

Re fitted bathroom:

Having a three piece white suite comprising: A panelled bath with electric shower over, glazed shower screen to side, low flush wc, pedestal wash hand basin, radiator, vinyl tiled effect floor covering

Outside:

The property is situated within a pleasant cul-de-sac position having access to the front of the property via a tarmacadam and brick paved driveway providing parking for at least 3 vehicles. Access from here is then given to a large brick-built detached garage. Gated side access between the house and garage then leads to a low maintenance side garden area having paved patio with raised beds and 2 outside cold taps. Side access then leads to a rear garden having a further patio area, lawned garden sections, beds with a variety of shrubs, plants, bushes and trees.

Garage:

19'8 x 13'11 (5.99m x 4.24m) Having roller garage door, glazed window to side, pedestrian upvc double glazed door.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

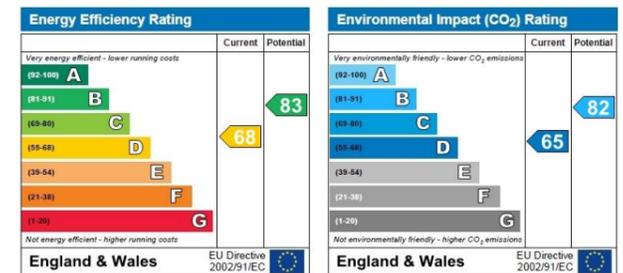
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

Disclaimer:

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

