



7 Meole Rise, Shrewsbury, SY3 9JG

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**Offers in the region of £255,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Occupying a pleasant position within a favoured cul-de-sac position. This is an attractive and spacious, three bedroom semi-detached family home offering spacious living accommodation, a generous driveway with detached sectional garage and large rear enclosed gardens. The property is situated within this sought after residential location, well placed within easy reach of amenities including a frequent bus service to the town centre, popular schooling and the local by-pass linking up to the M54 motorway network. Viewing is recommended by the selling agent.

#### Accommodation

Entrance porch, reception hallway, bay fronted lounge, separate dining room, large kitchen, first floor landing, three bedrooms, re fitted shower room, generous driveway, detached sectional garage, front and large rear enclosed gardens, gas fired central heating, double glazing.

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

Upvc double glazed entrance door gives access to:

#### Upvc double glazed entrance porch:

With upvc double glazed door giving access to:

#### Hallway:

Having vinyl wood effect flooring, radiator, upvc double glazed window to side, telephone point, understairs storage cupboard. Door to:

#### Understairs cloakroom:

Having low flush wc, wall-mounted wash hand basin, upvc double glazed window.

Wooden framed glazed door from hallway gives access to:

#### Dining room:

11'9 x 9'11 (3.58m x 3.02m)

Having upvc double glazed sliding patio door giving access to the rear garden, gas fire (housing behind the gas fire is the back boiler), picture rail. Wooden framed sliding doors from dining room gives access to:

#### Bay fronted lounge:

13'5 max into bay x 10'11 (4.09m max into bay x 3.33m) Having coal effect gas fire set to a marble style hearth with decorative fire surround, upvc double glazed walk-in bay window, radiator, picture rail.

Wooden framed door from hallway gives access to:

#### Spacious kitchen:

17'5 x 7'3 (5.31m x 2.21m)

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit (space for appliances), tiled splash surrounds, tiled floor, upvc double glazed window to the side and rear, upvc double glazed door giving access to the side of property.

From hallway stairs rise to:

#### First floor landing:

Having upvc double glazed window to side. Doors from first floor landing give access to all bedrooms and re fitted family shower room.

#### Bedroom one:

12'0 x 8'9 (3.66m x 2.67m)

Having upvc double glazed window with pleasing aspect to the rear, a range of built-in wardrobes and storage cupboards.

#### Bedroom two:

10'11 x 8'10 (3.33m x 2.69m)

Having upvc double glazed window to the rear, radiator, built-in double wardrobe and double shelved storage cupboard with eye level storage cupboards above.

#### Bedroom three:

7'5 x 7'1 (2.26m x 2.16m)

Having upvc double glazed window to front, radiator, picture rail.

#### Re fitted family bathroom:

Having a double width shower cubicle with temporary glazed shower screen to side with wall-mounted Triton shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to the rear, part tiled to walls, radiator, vinyl floor covering, airing cupboard with hot water tank cylinder unit, loft access.

#### Outside:

To the front of the property double wrought iron gates give access to a large tarmac driveway which leads to the side of the property. The front garden is laid to lawn with inset shrubs, plants and bushes with brick walling screening the pedestrian pathway and paved pathway giving access to the front entrance door. From the tarmac driveway access is given to a detached sectional garage. In between the house and garage access then leads to the property's large rear garden having pleasing paved sun terrace with outside lighting point. From the sun terrace access is then given to a lawned garden with centralised paved pathway having a variety of mature shrubs, plants and bushes, timber garden shed and glazed greenhouse. The garden is enclosed.

#### Detached sectional garage:

#### 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.

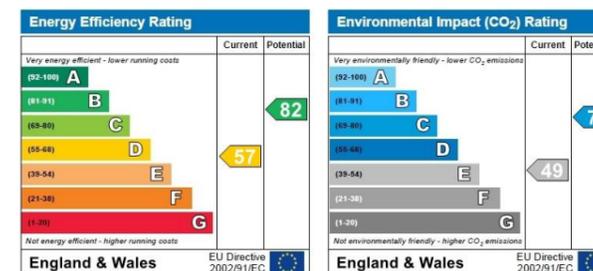
#### Mortgage services:

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



Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanIt.