

9 Elstree Close, Meole Village, Shrewsbury, Shropshire,  
SY3 9QF

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**Offers In The Region Of £309,995**

Viewing: strictly by appointment through the agent

Occupying a pleasant and particularly secluded cul-de-sac, this is an improved and particularly spacious three detached house. The property boasts pleasing ground floor accommodation having an attractive lounge, a contemporary re-fitted kitchen/diner with range of built-in appliances and large family room. Meole Village is a sought after residential location within close proximity to popular schooling, good amenities, the Shrewsbury town centre and local bypass linking up to the M54 motorway network. This property will appeal to many buyers and early viewing is recommended by the agent.

**Accommodation**

Entrance hallway, lounge, contemporary re-fitted kitchen/diner with range of built-in appliances, large family room, first floor landing, three bedrooms, re-fitted bathroom, front and rear enclosed gardens, driveway, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, upvc double glazed window to front, engineered wooden flooring.

Door from hallway gives access to:

**Lounge**

14'8 x 12'3  
Having upvc double glazed window to front, engineered wooden flooring, coving to ceiling, radiator.

Arch from lounge gives access to:

**Re-fitted kitchen/diner**

17'11 x 10'1  
The kitchen area comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, washing machine, dishwasher, fridge and freezer, fitted worktops with inset sink with mixer tap over, recessed spotlights to ceiling, double glazed door giving access to side of property, under-stairs storage cupboard, engineered wooden flooring, wall hung radiator. The dining room comprises: store cupboard, engineered wooden flooring, recessed spotlights to ceiling.

Square arch from kitchen/diner gives access to:

**Family room**

17'4 x 11'1  
Having brick base, range of upvc double glazed windows overlooking rear gardens, upvc double glazed French doors giving access to rear gardens, recessed spotlights to ceiling, engineered wooden flooring, radiator.

From hallway stairs rise to:

**First floor landing**

Having loft access, upvc double glazed window to side.

Doors then give access to: Three bedrooms and re-fitted bathroom.

**Bedroom**

12'1 x 9'2  
Having upvc double glazed window to front, radiator.

**Bedroom**

9'5 x 9'2  
Having fitted triple wardrobe, upvc double glazed window to rear, radiator.

**Bedroom**

9'0 x 8'6  
Having upvc double glazed window to front, radiator, over-stairs storage cupboard.

**Bathroom**

Having a three piece suite comprising: P shaped panelled bath with drench shower over plus hand-held shower attachment off, glazed shower screen to side, pedestal wash hand basin, low flush WC, two upvc double glazed windows, fully tiled to walls, vinyl tiled effect floor covering, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawned garden with low rise brick walling with paved pathway giving access to front door. To the side of this there is a concrete and stoned driveway providing off street parking.

Gated access then leads to the property's:

**Rear gardens**

having paved patio/sun terrace, barked area, lawned gardens, inset shrubs. The rear gardens are enclosed by fencing and hedging.

**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**

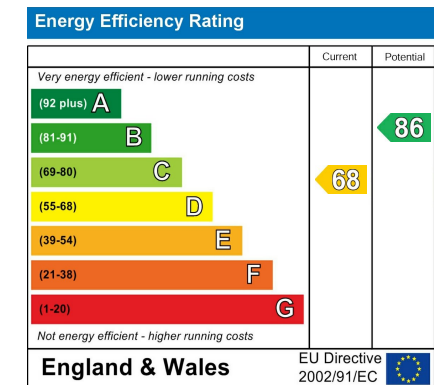
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

