

3 The Elms, Mill Road, Meole Village, Shrewsbury,  
SY3 9JX

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**Price £195,000**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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An attractive, deceptively spacious, two bedroom end of terrace, period house which has undergone a programme of renovation / improvement via it's current vendor, and now offers instantly appealing accommodation throughout, along with off street parking and a large rear enclosed garden. The property is situated within this highly regarded residential location within close proximity to local amenities, the Meole Brace retail park, the local by-pass and is within walking of the Shrewsbury town centre and the Quarry Park with tranquil riverside walks. This property will be of interest to many prospective purchaser(s) and an early viewing comes highly recommended by the selling agent.

**Accommodation:**

Entrance porch, lounge, bay fronted dining room, extended modern re fitted kitchen, first floor landing having two bedrooms and re fitted bathroom, front and large rear enclosed gardens, off street parking, double glazing, gas fired central heating.

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

Upvc double glazed double doors give access to:

**Entrance porch:**

Having upvc double glazed windows, wood effect floor covering, lighting point. Part glazed door from entrance porch gives access to:

**Bay fronted dining room:**

13'0 max into recess x 10'10 excluding bay (3.96m max into recess x 3.30m excluding bay)  
Having a walk-in bay with upvc double glazed windows, coal effect living flame gas fire with marble style hearth and decorative fire surround, wood effect flooring, understairs storage cupboard. Wooden panelled door from dining room gives access to:

**Lounge:**

12'10 x 11'0 (3.91m x 3.35m)  
Having upvc double glazed window to rear, radiator, period open fire, coving to ceiling. Wooden panelled door from lounge gives access to:

**Extended re fitted kitchen:**

13'4 x 7'10 (4.06m x 2.39m)  
Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted

worktops with inset granite style 1 1/2 sink drainer unit with mixer tap over, integrated appliances include oven, four ring gas hob with stainless steel cooker canopy over, fridge and freezer (space for washing machine), vinyl wood effect floor covering, radiator, feature exposed brick wall, recessed LED spotlights to ceiling and velux roof window, three upvc double glazed windows, upvc double glazed door giving access to the rear gardens, tiled splash surrounds, glass display cabinet.

From dining room stairs rise to:

**First floor landing:**

Having wooden panelled doors giving access to both bedrooms and re fitted bathroom.

**Bedroom one:**

10'11 x 9'8 (3.33m x 2.95m)  
Having upvc double glazed window to front, radiator, generous overstairs walk-in store / wardrobe with upvc double glazed window to front.

**Bedroom two:**

11'0 max x 9'10 (3.35m max x 3.00m)  
Having upvc double glazed window to rear, radiator.

**Re fitted bathroom:**

Having a three piece suite comprising: A timber style panelled bath with electric shower over, low flush wc, pedestal wash hand basin, linen cupboard housing Glowworm gas fired combination boiler, vinyl wood effect floor covering, heated chrome style towel rail, part tiled to wall, upvc double glazed window to rear, loft access.

**Outside:**

To the front of the property there is a parking forecourt providing off street parking for two vehicles. A paved pathway then gives access to the front entrance door. To the side of this there is a lawned garden, stoned section with paved patio area. To the rear there is a large garden which comprises: Raised decked area with stoned section and paved patio area, generous lawned garden with paved pathway to side giving access to a timber garden shed. The rear gardens are enclosed by fencing.

**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:**

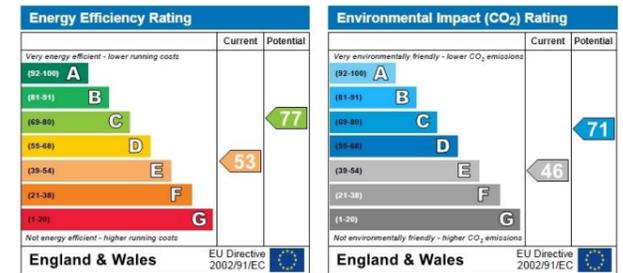
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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**

