



46 Alexandra Avenue, Meole Village, Shrewsbury,
Shropshire, SY3 9HS

www.hbshrop.co.uk



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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.
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Offers In The Region Of £300,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this attractive, spacious, extended and improved bay fronted three bedroom period semi-detached house. The property boasts pleasing features some of which include: two reception rooms, an extended kitchen//breakfast room, first floor study, luxury re-fitted bathroom and off street parking to rear. Property is located in this sort after residential location within close proximity to local amenities, sort after schooling and the medieval town centre of Shrewsbury. EARLY VIEWING IS RECOMMENDED BY THE AGENT.

Accommodation

Storm porch, reception hallway, bay fronted lounge, separate dining room, spacious kitchen/breakfast room, glazed lean-to, wc, first floor landing having three good sized bedrooms, study, luxury re-fitted bathroom, front and mature rear gardens, parking forecourt, upvc double glazing, gas fired central heating. NO UPWARD CHAIN, VIEWING IS RECOMMENDED.

Storm porch with period stained glazed leaded wooden framed entrance door with matching window to side gives access to:

Hallway

Having engineered oak wooden flooring, radiator, coving to ceiling and wall mounted thermostat control unit.

Door from reception hallway gives access to:

Bay fronted lounge

14'7" max into bay x 43'0"

Having walk-in upvc double glazed bay window to front, radiator, coal effect gas fired set to a tiled hearth with decorative fire surround, coving to ceiling and radiator.

Door from reception hallway gives access to:

Dining room

14'0" x 11'11"

Having coal effect gas fire set to a tiled hearth with decorative fire surround, radiator, coving to ceiling, picture rail and upvc double glazed window to rear.

Door from reception hallway gives access to:

Kitchen/breakfast room

18'0" x 9'11"

Having a range of eye level and base units with built-in cupboards and drawers, free standing appliances which include: cooker, washing machine, dishwasher, glass display cabinet, wood effect vinyl floor covering, radiator, fitted style wooden worktops with inset ceramic twin sink with mixer tap over, under-stairs storage cupboard, upvc double glazed window to rear, wine rack and upvc double glazed door from kitchen/breakfast room gives access to:

Glazed lean-to

10'8" x 3'2"

Having brick base, range of glazed windows, part glazed door giving access to rear and tiled floor.

From glazed lean-to door gives access to:

Cloakroom

Having low flush wc, tiled floor, radiator and glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, access to a large loft space, which could be developed subject to the necessary planning permissions, coving to ceiling and airing cupboard with hot water tank cylinder unit.

Doors from first floor landing gives access to: All bedrooms, study and re-fitted bathroom.

Bedroom one

14'7" max into bay x 13'1"

Having walk-in upvc double glazed bay window to front, radiator and coving to ceiling.

Bedroom two

14'3" x 12'3"

Having upvc double glazed window to rear, radiator and coving to ceiling.

Bedroom three

9'0" x 8'10"

Having upvc double glazed window to front and radiator.

Study

6'0" x 5'11"

Having upvc double glazed window to side, radiator and coving to ceiling.

Re-fitted bathroom

Having a luxury fitted suite comprising: roll top panelled bath, low flush wc, tiled corner shower cubicle, pedestal wash hand basin, bidet, vinyl wood effect floor covering, half tiled to walls, recessed spotlights, coving to ceiling, antique style radiator with heated towel rail and upvc double glazed window to rear.

Outside

To the front of the property gated access leads to tiled pathway giving access to front door, side of this is a low maintenance stoned garden, low rise brick walling and inset shrubs.

Rear Garden

Comprise: paved patio area with outside cold tap, timber garden shed, lawned gardens, variety of specimen shrubs, plants, bushes etc. At the bottom of the garden there is a stoned parking forecourt/driveway with gated access from Washford Road. (Off street parking to the rear).

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

