

19 Stapleton Road, Meole Brace, Shrewsbury, Shropshire,  
SY3 9LY

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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:

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**Offers In The Region Of £229,995**

Viewing: strictly by appointment through the agent

Occupying a generous sized plot and having undergone many improvements by its existing vendors. This is a well presented, deceptively spacious and stylish three bedroom end of terrace house. The property is within close proximity to the Meole Brace retail park, a variety of excellent local amenities and within walking distance to the Shrewsbury town centre. This property will suit a number of buyers and viewing is recommended by the agent. The accommodation briefly comprises the following: Entrance hallway, lounge, modern re-fitted kitchen/diner, laundry room, cloakroom, first floor landing having three bedrooms, re-fitted bathroom, second floor useful attic area/study, generous driveway, garage, large rear enclosed gardens, upvc double glazing gas fired central heating.

The accommodation in greater detail comprises:

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

**Entrance hallway**  
Having radiator.

Door from hallway gives access to:

**Lounge**  
12'8 x 12'6  
Having radiator, upvc double glazed windows to front, wood effect flooring.

Arch from lounge and doorway from hallway gives access to:

**Re-fitted kitchen/diner**  
18'11 x 9'3  
And comprises: a range of eye level and base units with built-in cupboards and drawers, integrated dishwasher, oven with four ring electric hob over, stainless steel finished microwave, fitted wooden style worktops with inset sink drainer unit with mixer tap over, upvc double glazed window, upvc double glazed French doors giving access to rear gardens, tiled floor, radiator, under-stairs storage cupboard, space for fridge freezer, LED recessed spotlights to ceiling.

Upvc double glazed door from kitchen/diner gives access to:

**Laundry room**  
22'6 max x 5'3  
Having fitted worktop with space below for appliances, tiled floor, upvc double glazed service door to garage, upvc double glazed French doors giving access to rear gardens.

Door to:

**Cloakroom**  
Having low flush WC, wash hand basin with mixer tap over, tiled floor, upvc double glazed window to rear, recessed spotlights to ceiling.

From hallway stairs rise to:

**First floor landing**  
Having recessed spotlights to ceiling, upvc double glazed window to side.

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

**Bedroom one**  
10'10 max into recess x 9'11  
Having upvc double glazed window to front, radiator, wood effect flooring.

**Bedroom two**  
11'0 x 9'4  
Having upvc double glazed window to rear, engineered wooden flooring, coving to ceiling.

**Bedroom three**  
8'8 x 7'11  
Having upvc double glazed window to front, radiator, stairhead.

**Re-fitted bathroom**  
Having a modern three piece suite comprising: panelled bath with shower attachment off taps, wall hung wash hand basin with storage drawers below, low flush WC with hidden cistern, heated chrome style towel rail, tiled floor, upvc double glazed window to side and to rear, tiled to walls, recessed spotlights to ceiling.

From first floor landing stairs rise to:

**Useful attic/study area**  
15'0 x 12'5 average measurement  
Having sloping ceilings, exposed timbers, two sealed unit double glazed roof windows to rear with fitted blinds, eaves storage, walk-in wardrobe area housing gas fired central heating boiler.

**Outside**  
To the front of the property there is a large tarmac driveway with mature trees and bushes. From the driveway access is given to:

**Garage**  
16'7 x 7'9 max  
Having up and over door, fitted power and light.

**Rear gardens**  
To the rear of the property there is a large garden having paved patio area, lawned gardens, timber garden shed, timber summerhouse, a variety of mature shrubs, plants, bushes and trees. The rear gardens are enclosed.

**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 B**

**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).

**Referral fee disclaimer**  
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.  
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**FLOORPLANS**

