

8 Coolock Close, Meole Village, Shrewsbury, Shropshire, SY3 9QD

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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 £325,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, this is a well presented and particularly spacious three bedroom detached house, occupying a pleasant cul-de-sac position. The property offers appealing modern living accommodation throughout having: two reception rooms, a re-fitted kitchen with arrange of built-in appliances, re-fitted family bathroom, generous driveway, front and generous size rear enclosed gardens and gas fired central heating. Meole Village is a sought after residential location within close proximity to local schooling, good amenities, Meole Brace retail park and medieval town centre of Shrewsbury, Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, lounge, dining room, modern re-fitted kitchen with built-in appliances, first floor landing, three bedrooms, re-fitted family bathroom, front and generous size rear enclosed gardens, good size driveway, garage, gas fired central heating, upvc double glazing, cul-de-sac position. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance hallway

Having radiator, vinyl floor covering.

Door from hallway gives access to:

Lounge

14'9 x 12'3

Having upvc double glazed window to front, TV aerial point, vinyl floor covering, radiator, wall light points, recessed spotlights to ceiling.

Square arch from lounge gives access to:

Dining room

11'0 x 8'10

Having vinyl floor covering, radiator, coving to ceiling, upvc double glazed French doors giving access to rear gardens.

Door from dining room gives access to:

Re-fitted kitchen

10'1 x 8'7

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktop with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated microwave, oven, four ring gas hob with stainless steel cooker canopy, fridge freezer, vinyl flooring, upvc double glazed door to side, under-stairs storage cupboard, upvc double glazed window to rear, recessed spotlights to ceiling.

From hallway stairs rise to:

First floor landing

Having loft access, upvc double glaze window to side.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

Bedroom

12'3 x 9'0

Having upvc double glazed window to front, fitted double wardrobe, radiator.

Bedroom

9'4 x 9'5

Having upvc double glazed window to rear, fitted triple mirrored fronted wardrobe, airing cupboard with hot water tank cylinder unit.

Bedroom

9'4 x 8'9

Having upvc double glazed window to front, radiator, fitted store cupboard.

Re-fitted bathroom

Having a three piece white suite comprising: P shaped panelled bath with electric shower over, glazed shower screen to side, pedestal wash hand basin, low flush WC, two upvc double glazed window to rear, recessed spotlights to ceiling, part tiled to wall, tiled floor, heated towel rail.

Outside

To the front of the property there is a lawned garden with paved pathway giving access to front door. To the side of this there is a generous driveway providing ample off street parking for a number of vehicles.

From the driveway access is then given to:

Garage

18'6 x 8'8 max

The current vendors have partially converted a bedroom area which does not have building regulations and currently comprises: area suitable for washing machine and appliances, further area having vinyl wood effect floor covering, upvc double glazed window, wall mounted gas fired central heating boiler, upvc double glazed door to side.

Rear gardens

The rear garden to the property are of a good size having paved patio area, lawned gardens, timber garden shed,

gated pedestrian access. The rear gardens are enclosed by fencing and mature conifers.

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).

Disclaimer

Any areas / measurements are approximate only and

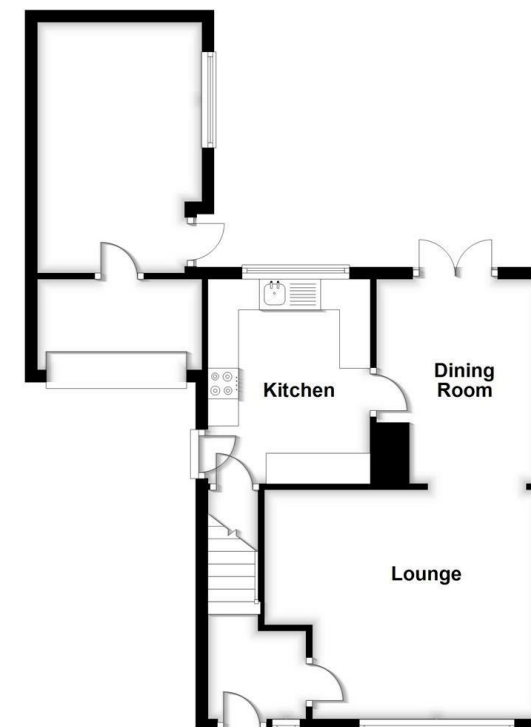
have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ground Floor



First Floor

