

Gwynedd, 6 Mill Road, Meole Village, Shrewsbury,
Shropshire, SY3 9JT

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
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Offers In The Region Of £320,000

Viewing: strictly by appointment
through the agent

An attractive and deceptively spacious two / three bedroom period end of terrace house, offering pleasing, well proportioned and extended living accommodation over 3 floors. The property is located within this highly desirable residential location, within close proximity to excellent local amenities and being well placed for easy access to the Shrewsbury town Centre and local by-pass. Early viewing is recommended by the agent.

The accommodation briefly comprises: Entrance porch, entrance hallway, bay fronted lounge, separate dining room, inner hallway, cloak room, utility room, extended kitchen / breakfast room, cellar, first floor landing, two bedrooms, child's room / occasional bedroom three, bathroom, driveway providing ample off street parking for two vehicles, well established front and large rear enclosed gardens, gas fired central heating, solar panels, sought after residential location. Viewing is highly recommended.

The accommodation in great detail comprises:

Wooden framed glazed entrance door gives access to:

Entrance porch

Having period tiled floor and wooden framed glazed door then gives access to:

Entance hallway

Having period tiled floor, radiator. door from entrance hallway gives access to:

Bay fronted lounge

14'4 max into bay x 11'4

Having walk-in secondary double glazed sash bay, wood burning stove set to exposed brick hearth with attractive fire surround, radiator and picture rail.

Part glazed door from entrance hallway gives access to:

Dining room

11'9 x 11'5

Having wood burning stove with attractive brick fireplace and timber mantle, picture rail, radiator and glazed sash window. Part glazed door from dining room gives access to:

Inner hallway

Having wood effect flooring and glazed window. From inner hallway door gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin, radiator and wood effect flooring.

Part glazed door from inner hallway gives access to:

Utility room

8'0 x 6'0

Having base unit with fitted worktop with inset stainless steel sink, space for washing machine, tiled effect flooring, tiled splash surrounds, Velux roof window and sealed unit double glazed door giving access to side of property.

Wooden framed glazed door from inner hallway gives access to:

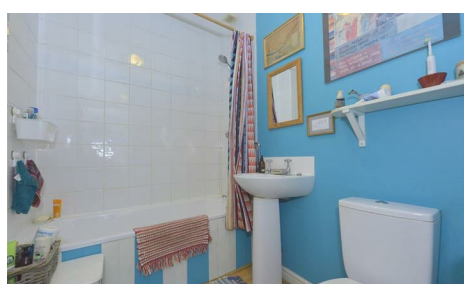
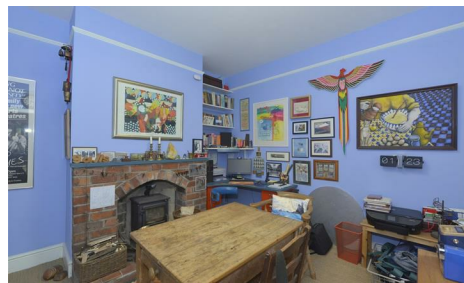
Extended Kitchen / breakfast room

15'10 x 12'6

Having eye level and base units with built-in cupboards and drawers, fitted wooden worktops with inset stainless steel sink drainer unit with mixer tap over, space for appliances, engineered wooden flooring with underfloor heating, radiator, sealed unit doubled glazed trifold doors giving access to rear gardens, three Velux roof windows, tiled splash surrounds, part recess spotlights to ceiling.

Door from inner hallway gives access to a brick staircase which leads down to:





Former coal shoot and cellar

11'10 x 11'5

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard and doors from first floor landing then give access to two bedrooms, cot room and bathroom.

Bedroom one

14'10 x 11'10

Having two secondary double glazed sash windows to front, picture rail, custom built fitted wardrobes, coving to ceiling and radiator.

Bedroom two

11'8 x 7'0

Having picture rail, secondary double glazed sash window to rear and radiator.

Child's room / occasional single bedroom

7'9 x 7'9

Agents note:

The 'child's room' is currently used as a work room and occasional single bedroom.

Having secondary double glazed sash window to rear, cupboard housing combi boiler (with exterior vent for hot water and central heating), stainless steel sink with drawers and store cupboard below and radiator.

Bathroom

Having a three piece suite comprising: timber style paneled bath with mixer shower over, pedestal wash hand basin, low flush wc, wood effect flooring, radiator and part tiled to walls and a ceiling extractor fan (operated by the light switch).

Outside

To the front of the property there is a brick edge tarmac driveway providing ample off street parking for two vehicles. Paved steps then lead to the property's front gardens having brick paved pathway, stone sections, inset shrubs and bushes and paved steps lead to front door. Gated pedestrian side access leads to a covered side area (shared with neighboring property) access is then giving to:

Large well established rear gardens

Which comprise: paved patio, raised bricked beds with inset shrubs, plants and bushes, paved sun terrace, brick based clay wood burning pizza oven, paved pathway, well stocked borders containing a variety of specimen shrubs, plants and bushes, lawned garden areas, fruit trees, vegetable plots, timber summer house / store and the rear gardens are enclosed.

Services

Mains water, electricity, drainage, gas and solar panels, 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.

Solar Panels

The vendors have informed us, that they have solar panels to generate electricity on the roof (Feed In Tariff income approx. £1,200 / annum).

COUNCIL TAX BAND C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

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.

