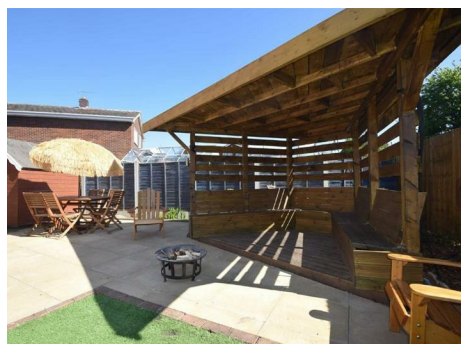
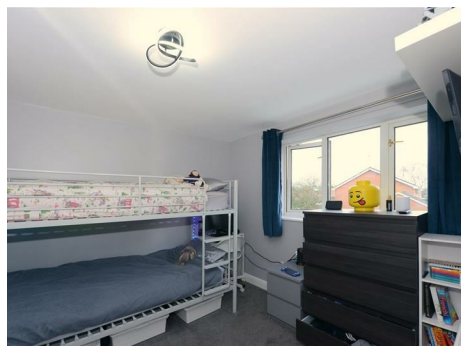


7 Coolock Close, Meole Village, Shrewsbury, Shropshire,  
SY3 9QD

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

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 £350,000**

Viewing: strictly by appointment  
through the agent



Occupying a pleasing end of cul-de-sac position, this is a deceptively spacious, improved and versatile four bedroom detached house. Meole village is a highly desirable residential location and is within close proximity to highly regarded schooling, a variety of excellent amenities and is well placed for easy access to the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. Viewing is recommended

The accommodation briefly comprises of the following: Entrance hallway, lounge, dining room, re-fitted kitchen, UPVC double glazed conservatory, laundry room, ground floor bedroom, modern ground floor shower room, first floor landing, three bedrooms, bathroom, front and generous size rear enclosed garden, driveway, gas fired central heating, UPVC double glazing, cul-de-sac position, desirable residential location.

The accommodation in greater detail comprises the following:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

**Hallway**  
Having radiator, wall mounted digital heating control panel.

Wooden framed glazed door from hallway gives access to:

**Lounge**  
14'9 x 12'3  
Having UPVC double glazed window to front.

Square arch from lounge gives access to:

**Dining room**  
10'10 x 8'10  
Sliding door from dining room gives access to:

**UPVC double glazed conservatory**  
11'0 x 10'0  
Having brick base, range of UPVC double glazed windows, polycarbonated roof with fitted ceiling fan and built-in light, tiled floor, UPVC double glazed French doors giving access to rear gardens.

Door from dining room gives access to:

**Re-fitted kitchen**  
10'10 x 8'7  
Having a range of replace eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob with stainless steel cooker canopy over, fitted wooden style worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, glass display cabinet, under-stairs storage cupboard, wood effect flooring, recessed LED spotlights to ceiling.

Arch from re-fitted kitchen gives access to:

**L shaped laundry room**  
14'5 max reducing down to 5'10 min x 7'5 reducing  
Having double glazed door giving access to front of property, space for appliances, wood effect flooring.

Door from laundry room gives access to:

**Bedroom four**  
9'6 x 8'8  
Having UPVC double glazed window, wall mounted digital electric heater.

Door from laundry room gives access to:

**Modern shower room**  
Having large walk-in shower cubicle, wash hand basin with mixer tap over, low flush WC, heated chrome style towel rail, wood effect flooring, UPVC double glazed window, wall mounted mirror and extractor fan

From entrance hallway stairs rise to:

**First floor landing**  
Having UPVC double glazed window to side, loft access.

Doors from first floor landing then give access to: Three bedrooms and bathroom.

**Bedroom one**  
12'3 x 9'2  
Having UPVC double glazed window to front, radiator.

**Bedroom two**  
11'2 x 9'4 excluding recess  
Having UPVC double glazed window to rear, store cupboard housing Valiant gas fired central heating boiler, radiator.

**Bedroom three**  
9'4 x 8'8 max  
Having UPVC double glazed window to front, radiator, over-stairs storage cupboard.

**Bathroom**  
Having a three piece suite comprising: corner panel bath with electric shower over, pedestal wash hand basin, two UPVC double glazed windows, part tiled to walls, radiator, wood effect flooring, extractor fan to ceiling.

**Outside**  
To the front of the property there is a small lawned garden, with low rise brick walling and mature tree. To the side of this there is a brick paved driveway with a gravel area, providing ample off street parking. Gated pedestrian access then leads to the property's:

**Generous size rear garden**  
Having paved patio area, artificial lawn garden, barked section, outside cold tap, gated pedestrian rear access, feature timber framed open fronted covered outside seating area. The rear gardens are enclosed by fencing.

**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**

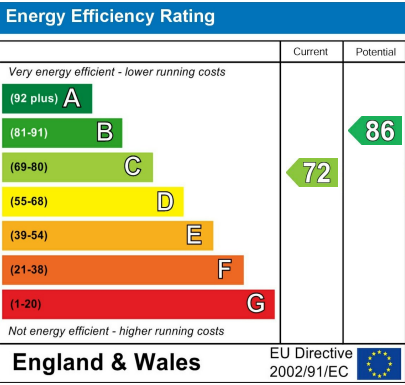
**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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).

**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.



## FLOORPLANS

