



30 Wilderley Crescent, Meole Brace, Shrewsbury, Shropshire,  
SY3 9NZ

[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  
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**Offers In The Region Of £189,950**

Viewing: strictly by appointment  
through the agent



Occupying a generous sized plot, this is a well proportioned and particularly spacious three bedroom end of terrace house. The property is located within this convenient residential location and close proximity to the Meole Brace retail park, further local amenities, the Shrewsbury town centre and local bypass. This property will appeal to many buyers and viewing is recommended by the agent.

The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, shower room, separate wc, driveway, good sized rear enclosed gardens with two useful brick stores, extensive upvc double glazing, gas fired central heating and viewing is recommended.

The accommodation in great details comprises:

Upvc double glazed entrance door gives access to:

#### Entrance porch

Having upvc double glazed windows. Upvc double glazed door then gives access to:

#### Entrance hallway

Part glazed door from entrance hallway gives access to:

#### Lounge

12'7 x 12'1

Having upvc double glazed window to front, dado rail and coving to ceiling. Part glazed door from entrance hallway gives access to:

#### Kitchen

9'4 excluding recess x 9'2

Having eye level and base units with built-in and drawers, fitted worktops with inset stainless steel sink with mixer tap over, space for appliances, wall mounted gas fired central heating boiler, upvc double glazed window to rear, tiled splash surround, tiled floor, pantry style storage cupboard and upvc double glazed door giving access to side of property. Door from kitchen gives access to:

#### Dining room

9'3 x 9'3

Having upvc double glazed window to rear, radiator and vinyl tiled effect floor covering.

From entrance hallway stairs rise to:

#### First floor landing

Having loft access, upvc double glazed window to side and linen store cupboard. Doors from first floor landing give access to three bedrooms, shower room and separate wc.

#### Bedroom one

13'0 x 9'11 excluding recess

Having upvc double glazed window to front and radiator.

#### Bedroom two

11'3 x 9'4

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

#### Bedroom three

8'10 max x 7'11 max

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

#### Shower room

Having corner shower cubicle, pedestal wash hand basin, upvc double glazed window to side and heated chrome style towel rail.

#### Separate wc

Having low flush wc, vinyl tiled effect floor covering and glazed window to rear.

#### Outside

To the front of the property there is a stoned driveway to the side of this there is a paved pathway which leads to the front door with paved patio area and further low maintenance stoned section. Gated side access then leads to a covered lean to. Gated access then leads to:

#### Rear gardens

Which comprise: Two useful brick stores, large paved patio, lawned gardens and 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 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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

