

53 Upper Road, Meole Village, Shrewsbury, Shropshire, SY3 9JP

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**Offers In The Region Of £375,000**

Viewing: strictly by appointment through the agent

An attractive, extended and much improved period bay fronted three bedroom semi detached house, ideally positioned in the sought after residential location of Meole Village. This charming property retains its original charm whilst introducing many stylish and contemporary features throughout. The extension to the rear has been designed to create a modern open plan kitchen/diner/family room with feature bi-folding doors which leads to an attractive walled rear garden. Meole Village is situated west of the medieval town centre of Shrewsbury, known for its tranquil atmosphere, leafy surroundings and a strong sense of community. Local amenities include: A well regarded primary school, village church, playing fields and the nearby Meole Brace retail park. Commuters will be pleased to know that access is readily accessible to the local bypass which links up to major motorway networks. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, bay fronted lounge with feature media wall, impressive extended kitchen/diner/family room with a range of built-in appliances and bi-folding doors, first floor landing, three bedrooms, attractive re-fitted family bathroom, driveway providing off street parking for two vehicles, part walled rear enclosed gardens, UPVC double glazing, gas fired central heating, sought after residential location.

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Reception hallway**  
Having period style vinyl floor covering, recessed spotlights and coving to ceiling.

Panel door from reception hallway gives access to:

**Bay fronted lounge**  
11'0 x 9'7 excluding bay  
Having walk-in UPVC double glazed bay window to front, antique style radiator, feature media wall, coving to ceiling.

Panel door from reception hallway gives access to:

**Extended open plan impressive kitchen/diner/family**  
24'9 x 14'2 max reducing down to 11'3  
The living area comprises: Vinyl floor covering, UPVC double glazed window to side, contemporary wall hung radiator, walk-in understairs store cupboard.

The kitchen/diner area comprises: A range of contemporary eye level and base units with built-in cupboards and drawers, integrated double oven, five ring gas hob with concealed cooker canopy over, integrate full length fridge and separate freezer, fitted Quartz worktops, tiled splash surrounds, wall hung radiator, kitchen island with integrated breakfast bar with storage cupboards below, Quartz worktop with mixer tap over, recessed spotlights to ceiling, UPVC double glazed lantern roof, feature bi-folding doors with integral blinds giving access to rear gardens.

From reception hallway stairs rise to:

**First floor landing**  
Having antique style radiator, coving and recessed spotlights to ceiling, loft access,

Panel doors from first floor landing then give access to: Three bedrooms and refitted family bathroom.

**Bedroom one**  
14'5 x 11'4 excluding bay  
Having walk-in UPVC double glazed bay window to front with UPVC double glazed window to side, antique style radiator.

**Bedroom two**  
12'1 max into recess x 9'1  
Having UPVC double glazed window rear, antique style radiator.

**Bedroom three**  
6'5 x 5'6  
Having UPVC double glazed window to side, antique radiator.

**Refitted bathroom**  
Having a pleasing suite comprising: Part roll top bath with drench shower over plus handheld shower attachment off and antique style mixer tap, wash hand basin, low flush WC, heated chrome style towel rail, tiled floor, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling.

**Outside**  
To the front of the property there is a brick paved parking forecourt providing off street parking for two vehicles. Gated pedestrian side access then leads to a useful side area having paved patio, hard standing section suitable for shed/workshop etc. Access is then given to the property's:

**Walled rear gardens**  
Having pleasing paved patio with matching pathway, lawn gardens, paved sun terrace, outside lighting points. The rear gardens are enclosed by fencing and brick walling.

**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.

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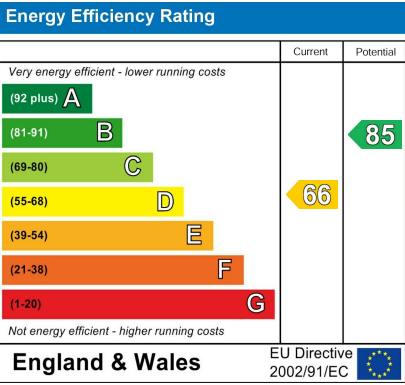
**Tenure**  
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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.

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Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

