HOLLAND BROADBRIDGE

















The Property Ombudsman

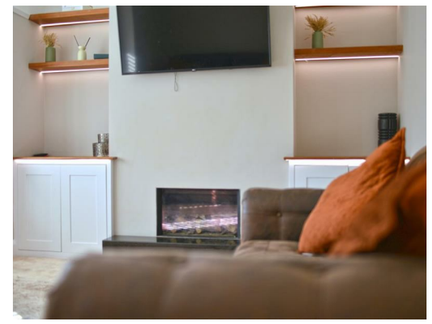
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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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HOLLAND BROADBRIDGE

63 Meole Crescent, Shrewsbury, Shrewsbury, SY3 9EP

www.hbshrop.co.uk






Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

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63 Meole Crescent, Shrewsbury, Shrewsbury, SY3 9EP

Offers In The Region Of

£325,000

An attractive bay fronted three bedroom semi detached house, occupying a generous size plot and enjoying a pleasing position within Meole Village, a highly residential location west of the Shrewsbury town centre. This appealing property offers well proportioned and improved living accommodation, providing excellent scope for modern family living. The bay fronted facade gives the property considerable curb appeal, whilst the generous plot provides good size gardens ideal for outside entertaining. Meole Village is well placed for access to a range of everyday amenities, including local shops, schools, supermarkets and recreational facilities, whilst the Shrewsbury town centre is readily accessible and offers an extensive range of shopping, cultural and dining facilities. The property also benefits from excellent road links linking up to the wider road network. Early viewing comes highly recommended by the selling.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, separate dining room, refitted kitchen, first floor landing, three bedrooms, refitted bathroom, generous size driveway, good size rear enclosed gardens, outside laundry area, feature studio/home office, gas fired central heating, UPVC double glazing. Viewing is highly recommended.

The accommodation in greater detail comprises:

Part glazed wooden entrance door gives access to:

Entrance hallway
Having tiled floor.

Door from entrance hallway gives access to:

Bay fronted lounge
15'11 x 11'10 max into bay
Having walk-in UPVC double glazed bay window to front with fitted shutters, antique style radiator, modern log effect gas fire, storage unit and shelving to side, picture rail.

Door from entrance hallway gives access to:

Dining room
16'0 x 12'5
Having UPVC double glazed window to rear and side of property, vinyl floor covering, radiator, walk-in understairs storage cupboard, feature wood burning stove set to an exposed brick hearth and timber inset above, wall light points, picture rail.

Doorway from dining room gives access to:

Refitted kitchen
11'0 x 6'11
Having replace eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob over, integrated dishwasher, space for further appliances, vinyl floor covering, UPVC double glazed window to side, radiator,, UPVC double glazed door giving access to rear of property, recessed spotlights to ceiling.

From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, wall mounted gas fired central heating boiler, shelved storage area, loft access.

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

Bedroom one
12'8 into bay x 11'0
Having walk-in bay window to front, radiator, period style fireplace.

Bedroom two
9'8 x 9'8
Having UPVC double glazed window to rear, radiator, picture rail.

Bedroom three
9'9 x 6'0
Having UPVC double glazed window to rear, radiator, picture rail.

Refitted bathroom
Having a three piece white suite comprising: Panel bath with wall mounted electric shower, low flush WC, pedestal wash hand basin, UPVC double glazed window to side, vinyl wood effect floor covering, heated chrome style towel rail.

Outside
To the front of the property there is a brick paved forecourt providing off street parking. To the side of this there is a generous driveway which leads to the side of the property providing further parking for at least 2/3 vehicles. Gated pedestrian access then leads to the property's:

Generous size rear garden
Comprising: paved patio, timber garden shed, lawn garden, timber framed outside laundry space with fitted power and light,

Feature home office/studio
15'2 x 7'4
Having fitted power and light, vinyl floor covering, UPVC double glazed windows and sealed unit double glazed double doors.

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.

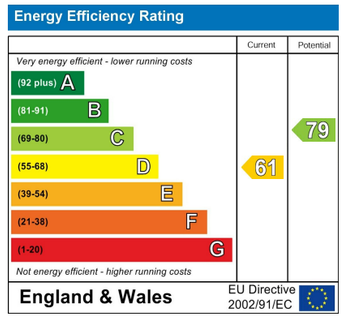
COUNCIL TAX BAND C

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.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



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