

23 Meole Walk Shrewsbury SY3 9EU



3 Bedroom House
Offers In The Region Of £325,000

The features

- CHARMING 3 BEDROOM SEMI DETACHED HOUSE
- HALL, GOOD SIZED LOUNGE, DINING ROOM
- 3 BEDROOMS AND RE-FITTED SHOWER ROOM
- LOVELY ENCLOSED REAR GARDEN WITH DECKED SUN TERRACE
- VIEWING HIGHLY RECOMMENDED
- ATTRACTIVELY PRESENTED AND IMPROVED
- KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- DRIVEWAY WITH PARKING AND GARAGE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING D



***** MATURE 3 BEDROOM SEMI DETACHED HOME *****

An excellent opportunity to purchase this mature semi detached home which has been much improved, being offered for sale with no upward chain and perfect for a growing family.

Occupying an enviable position in this much sought after location, ideally placed for a host of amenities including shops, schools, doctors, recreational facilities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen/Breakfast Room, 3 Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with ample parking, garage, good sized rear garden with large decked sun terrace.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position in this much sought after location, ideally placed for a host of amenities including shops, schools, doctors, recreational facilities and for commuters ease of access to the A5/M54 motorway network.

RECEPTION HALL

Wooden entrance door with glazed fan light opens to Reception Hall.

DINING/SITTING ROOM

with bay window overlooking the front, coved ceiling, radiator.

LOUNGE

A good sized room with window to the side and double opening French doors leading onto the garden. Fire surround with marble hearth and inset with ornamental fire, media point, radiator.

KITCHEN

Attractively fitted with range of cream fronted high gloss units incorporating one and half bowl sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having integrated dishwasher with fascia panel, inset 4 ring hob with extractor hood over and oven and grill beneath, breakfast bar area and complementary eye level wall units, windows to the side and rear, door to the garden. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to First Floor Landing with range of storage cupboards and window to the front.

BEDROOM 1

A lovely room with walk in bay window to the front, period ornamental cast iron grate, radiator.

BEDROOM 2

A double room with window to the rear, chimney breast with range of shelving to the side, radiator.

BEDROOM 3

with window to the rear, radiator.

SHOWER ROOM

refitted with contemporary suite comprising large walk in shower with direct mixer unit and drench head, wash hand basin set into vanity with storage, concealed WC. Complementary tiled surrounds, heated towel rail, window to the side.

OUTSIDE

The property is approached over gravelled driveway with parking for several cars and leading to the Garage with up and over door, power and lighting. To the front is a lawned area, flower and shrub beds and enclosed with brick walling. Side pedestrian access to the Rear Garden which is a particular feature and ideal for outdoor dining with large paved sun terrace, shaped lawn with flower and shrub beds and good sized raised decked terrace. Enclosed with wooden fencing and offering a good level of privacy.

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

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.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

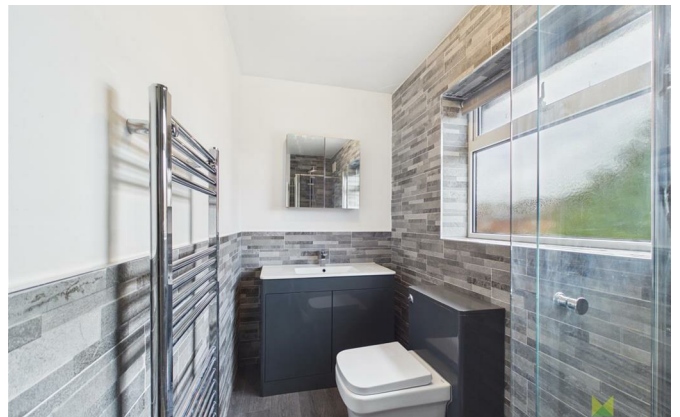
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Floor 0



Floor 1



Approximate total area^m
876 ft²
81.4 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.