

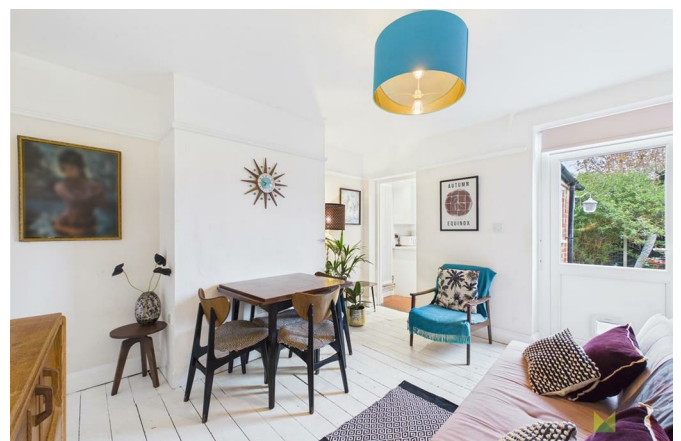
3 Meole Crescent Shrewsbury SY3 9ES



3 Bedroom House - Terraced
Offers In The Region Of £300,000

The features

- CHARMING PERIOD TOWN HOUSE
- RECEPTION HALL WITH FEATURE TILED FLOOR
- RE-FITTED KITCHEN WITH APPLIANCES
- LOVELY ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL
- ENVIABLE LOCATION CLOSE TO AMENITIES AND A5 FOR COMMUTERS
- LOUNGE WITH LOG BURNER, SEPARATE DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS
- REAR DRIVEWAY WITH PARKING
- EPC RATING C



***** FABULOUS PERIOD TOWN HOUSE WITH PARKING *****

An excellent opportunity to purchase this attractively presented and improved 3 bedroom mid terrace period Town House – perfect for a growing family or those looking to downsize with space.

Occupying an enviable position in this much sought after location of Meole Village which is ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent amenities on hand including supermarkets, schools, church, public houses and lovely countryside walks.

The accommodation briefly comprises Reception Hall, Lounge with feature log burner, Dining / Family Room, attractive re-fitted Kitchen, Principal Bedroom with en suite Shower Room, 2 further Bedrooms and Bathroom.

The property has the benefit gas central heating, double glazing, generous established rear garden and rear driveway with parking/

Viewing essential.

Property details

LOCATION

Occupying an enviable position in this much sought after location of Meole Village which is ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent amenities on hand including supermarkets, schools, church, public houses and lovely countryside walks.

RECEPTION HALL

Original wooden entrance door with leaded light glazed panel opens to Reception Hall with quarry tiled floor, picture rail, useful cloaks storage and radiator.

LOUNGE

having window overlooking the front, chimney breast with shelving to either side, feature fire surround with mantel and housing cast iron log burner, media point and picture rail. Exposed boarded floor.

DINING/FAMILY ROOM

with French door leading onto the sun terrace and rear garden. Useful under stair storage cupboard, exposed floor boards, radiator.

KITCHEN

Beautifully fitted with range of shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer and space for washing machine. Inset 4 ring hob with oven and grill beneath, complementary range of eye level wall units. Window to the side, quarry tiled floor.

BATHROOM

with suite comprising cast iron roll top bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/period radiator. Quarry tiled floor and window to the rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing

BEDROOM 1

having window to the front, recess with wardrobe, picture rail, radiator. Exposed boarded floor.

EN SUITE SHOWER ROOM

Fitted with large shower cubicle, wash hand basin and WC. Wall mounted heated towel rail/radiator.

BEDROOM 2

with window to the rear, fitted wardrobe, radiator. Exposed boarded floor.

BEDROOM 3

with window to the rear, radiator, exposed boarded floor, storage cupboard.

OUTSIDE

The property is set back from the road and approached via pathway which is flanked to the side by lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees. Side pedestrian access leads around to the Rear Garden which as a paved sun terrace immediately adjacent to the Dining Room which is ideal for out door dining. Lawn with shrub beds to the one side and gravelled borders to the other and additional paved patio to the rear. Enclosed with wooden fencing and gate giving access to the rear driveway which provides parking.

GENERAL INFORMATION

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](https://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

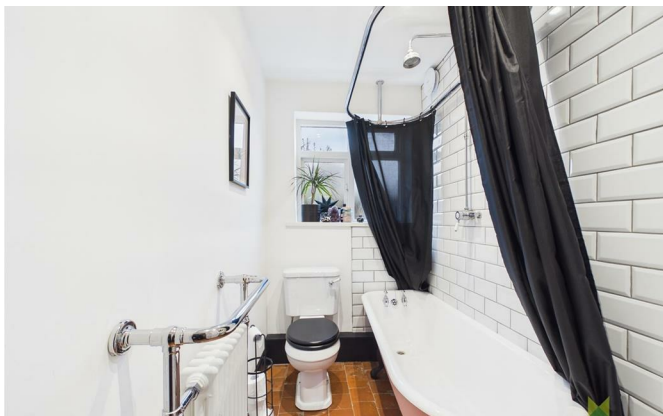
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

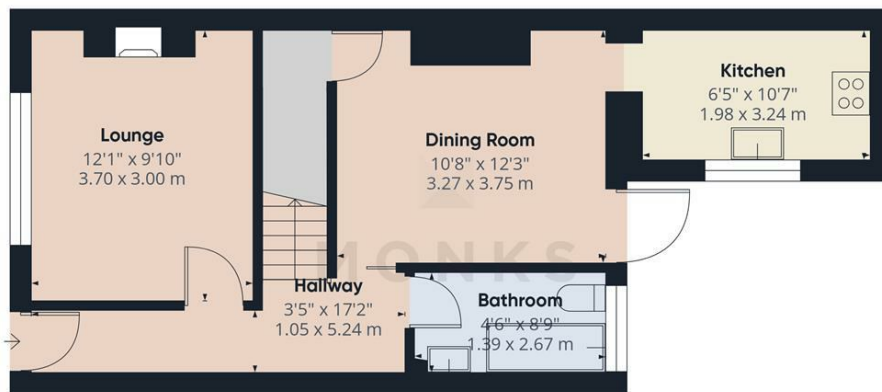
NEED TO CONTACT US

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

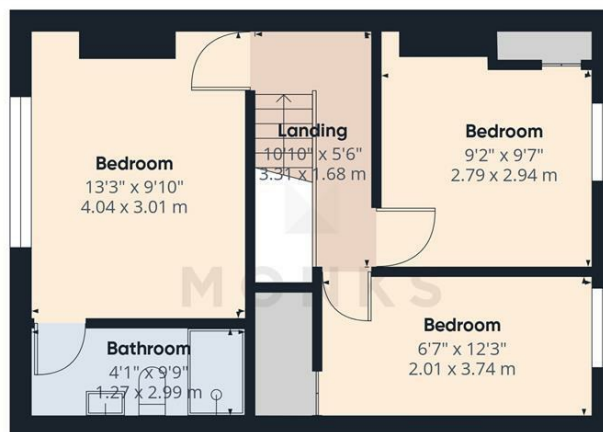
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Floor 0



Floor 1



Approximate total area⁽¹⁾
864 ft²
80.2 m²

(1) Excluding balconies and terraces

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		86
(81-91) B		
(69-80) C	73	
(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	

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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