

46 Mereside Shrewsbury SY2 6LF



3 Bedroom House - Terraced
Offers In The Region Of £250,000

The features

- MATURE 3 BEDROOM HOME
- PERFECT FOR A GROWING FAMILY
- GOOD SIZED LOUNGE WITH LOG BURNER, CONSERVATORY
- 3 BEDROOMS AND RE-FITTED BATHROOM
- VIEWING RECOMMENDED. NO UPWARD CHAIN
- SET IN GOOD SIZED GARDEN
- ENVIABLE LOCATION CLOSE TO AMENITIES
- KITCHEN/DINING ROOM WITH OVEN AND HOB
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING D



*** GOOD SIZED FAMILY HOME IN GENEROUS GARDEN ***

An opportunity to purchase this mature 3 bedroom home, which is perfect for first time buyer or a growing family and offered for sale with no upward chain.

Occupying an enviable position in this much sought after location with excellent amenities on hand including primary school, college, shops, lovely walks along the local Mere and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises good sized Lounge with log burner, Conservatory, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized rear garden.

Viewing recommended.

Property details

LOCATION

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RECEPTION

Covered entrance with UPVC double glazed door opening to entrance vestibule with LVT flooring.

LOUNGE

A good sized room with window to the front, chimney breast housing cast iron log burner, media point, radiator. Sliding patio doors to

CONSERVATORY

being of brick and sealed unit double glazed construction with doors to the garden.

KITCHEN/DINING ROOM

Dining Area with window to the rear and wall mounted contemporary style radiator.

The Kitchen is fitted with range of white high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space and point for appliances, inset 4 ring gas hob with extractor hood and drawers beneath, eye level double oven and grill with storage above and below and recess to the side for fridge freezer, tiled surrounds and wall mounted units, window to the front, wooden effect flooring throughout. Door leading to garden. useful understairs storage cupboard.

FIRST FLOOR LANDING

from the Entrance staircase leads to the First Floor with access to roof space and Airing Cupboard.

BEDROOM 1

A double room with window to the front, built in storage cupboard, radiator.

BEDROOM 2

with window to the front, built in wardrobe, radiator.

BEDROOM 3

with window to the rear, built in wardrobe, radiator.

BATHROOM

Re-fitted with suite comprising panelled bath with direct mixer shower unit over, wash hand basin set into vanity with storage beneath, concealed WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the rear.

OUTSIDE

The property is approached over brick paved driveway with parking for two cars. The Rear Garden is of a good size paved sun terrace, large garden area which is laid to lawn with gravelled borders and enclosed with wooden fencing. Timber garden storage shed.

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 B - 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.

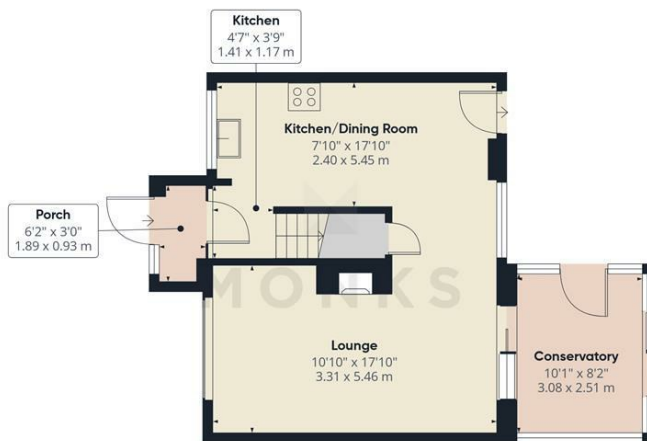
NEED TO CONTACT US

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

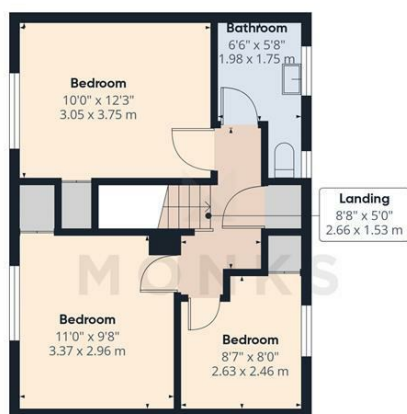
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Floor 0



Floor 1



Approximate total area[®]
902 ft²
84 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		
(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	

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.
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