



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

22 Victoria Road, Meole Village, Shrewsbury, SY3 9HX

**Offers in the Region of
£240,000**

To view this property please call us on **01743 236 800** Ref: T8104/SL/KQ

A three bedroom semi-detached Victorian property, situated in the highly sought after area of Meole Village, ideally located within close proximity of well regarded schools and a range of excellent local amenities.

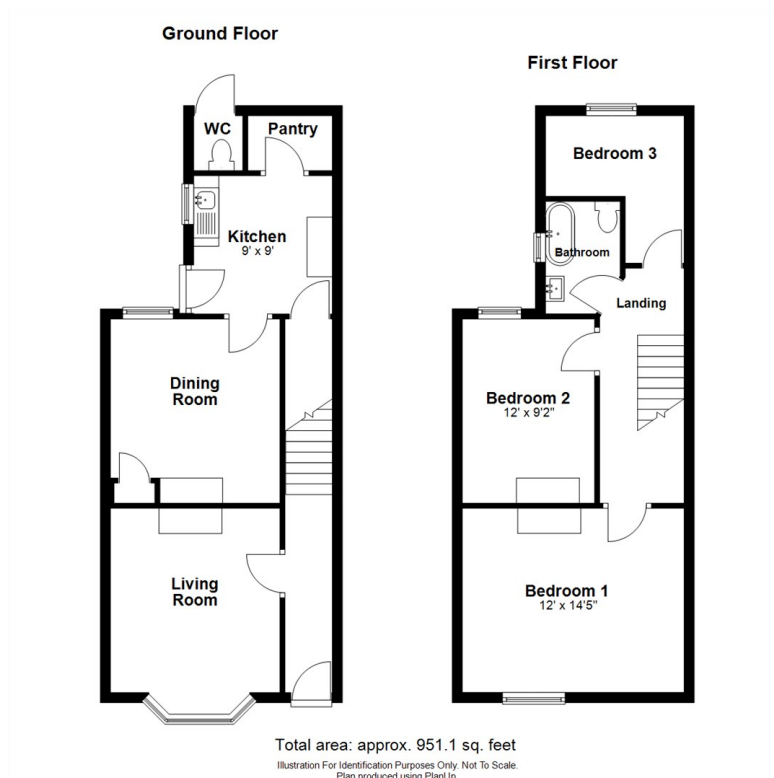
This three bedroom semi-detached Victorian property has been well cared for over the years and is presented in good overall condition, but would benefit from some modernisation and improvement.

The property offers potential for improvement and is capable of an attractive layout. The accommodation provides well proportioned living space making it ideal for a family home, or perhaps a retiring downsizer with the benefit of gas fired central heating.

The property is situated in the highly sought after area of Meole Village within close proximity of excellent schools, the Royal Shrewsbury Hospital, bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

12'0" x 11'0" (3.66m x 3.36m)

DINING ROOM

12'0" x 11'0" (3.66m x 3.36m)

KITCHEN

9'0" x 9'0" (2.74m x 2.75m)

WALK IN PANTRY

3'7" x 5'6" (1.09m x 1.68m)

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 14'5" (3.66m x 4.40m)

BEDROOM 2

12'0" x 9'2" (3.66m x 2.79m)

BEDROOM 3

9'7" x 9'0" (2.93m x 2.75m)

BATHROOM

OUTSIDE THE PROPERTY

To the rear is a pleasant and manageable rear garden, perfect for relaxation, entertaining or light gardening. The garden is neatly kept and enclosed on all sides. Outside WC.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road towards Meole Brace. Turn right into Upper Road and continue through the one way system to the mini island taking the first exit into Vicarage Road, bearing right into Station Road and second left into Victoria Road, where the property will be found on the right hand side.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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 (CO ₂) 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		

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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