MILLER EVANS

SHREWSBURY'S ESTATE AGENT

6 Church Row, Meole Brace, Shrewsbury, SY3 9EY

£295,000 Region

To view this property please call us on **01743 236 800** Ref: T8027/SL/KQ

A charming, Grade II Listed cottage residence situated in a pleasant and picturesque village location, within reach of excellent amenities.

The cottage which is protected for its historic and architectural significance provides well planned and well proportioned accommodation with rooms of quaint proportions, further enhanced by period detailing.

Meole Village is the older, more charming core of the suburb of Meole Brace routed in history and boasting a distinct village like atmosphere. There are an excellent range of amenities close by, including the Holy Trinity village Church, schools, a frequent bus service to the town centre and the property is also well placed within close distance of the Shrewsbury by pass allowing access to the M54 Motorway link leading to the West Midlands.

INSIDE THE PROPERTY

SITTING ROOM
11'0" x 15'0" (3.35m x 4.57m)
A delightful room with heavily beamed ceiling
Exposed wall timbers
Fireplace recess with feature brick surround
Two windows to the front
Understairs storage recess
Archway to:

KITCHEN / DINING ROOM
11'1" x 15'0" (3.37m x 4.57m)
L shaped room fitted with an attractive range of solid wood Bespoke units
High level break fronted unit with storage cupboards and display shelving
Heavily beamed ceiling
Dining area with glazed French doors to the rear garden.

From the sitting room, a door allows access to the STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1
11'7" x 7'8" (3.53m x 2.33m)
Heavily beamed ceiling
Window to the front

BEDROOM 2
6'0" x 15'0" (1.83m x 4.57m)
Waxed and polished boarded floor
Heavily beamed ceiling
Two windows overlooking the rear garden
Two double door built in wardrobes

BATHROOM
Panelled bath with shower attachment
Wash hand basin, wc
Built in airing cupboard enclosing insulated hot water cylinder

OUTSIDE THE PROPERTY

To the rear there is a delightful, informal COTTAGE GARDEN filled with a mix of flowers and herbs, grown closely together. The garden features winding pathways, perennials and a natural slightly untamed look emphasising an abundance of colour over strict order.

FLOOR PLANS ...

Total area: approx. 559.1 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the Roman Road towards Meole Brace turning right into Upper Road. Continue through the one way system, eventually turning left into Mill Road, immediately right into Church Lane and right again into Church Row where the cottage will be found on the left hand side..

HOW ENERGY EFFICIENT IS THIS PROPERTY?

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: C

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.

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.

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