



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**46 Meole Rise, Meole Brace, Shrewsbury, SY3 9JF**

**£325,000 Region**

To view this property please call us on **01743 236 800** Ref: T8056/SL/KQ



A well appointed, improved and extended, mature, three bedroom semi-detached house, situated in a cul-de-sac position.

This three bedroom semi-detached property has been improved and extended to provide well planned and well proportioned accommodation with rooms of pleasing dimensions and benefits from gas fired central heating and double glazing.

The property is situated in this popular and favoured residential area and occupies an enviable cul-de-sac position. The property is close to local shops, popular schools, frequent bus service to the town centre and within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### GLAZED ENTRANCE PORCH

### ENTRANCE HALL

### LIVING ROOM

11'0" x 11'0" (3.35m x 3.35m)

### DINING ROOM / FAMILY ROOM

20'4" x 11'0" (6.19m x 3.35m)

### BREAKFAST KITCHEN

8'0" x 6'7" (2.44m x 2.00m)

Neatly appointed and fitted with a range of matching modern units

### BEDROOM 1

11'0" x 10'2" (3.35m x 3.10m)

Double door built in wardrobe

Window to the front

### BEDROOM 2

12'0" x 10'2" (3.66m x 3.10m)

Range of built in wardrobes with mirror fronted sliding doors extending the width of one wall

Window overlooking the rear garden



### BEDROOM 3

7'0" x 7'3" (2.13m x 2.21m)

### SHOWER ROOM

Large walk in shower

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SECTIONAL GARAGE

The property is set back from the road by a generous forecourt and approached through double wrought iron gates over a drive providing ample parking serving the reception area and extending to the side serving the garage.

There is a good sized REAR GARDEN which is laid to lawn with shrubs and trees, steps descend to an upper level of garden. The whole capable of an attractive layout.





## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn left into Upper Road. After a further short distance, turn left into Meole Rise. Proceed to the T Junction and turn left and the property will be found on the right hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?

### SERVICES

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

### TENURE

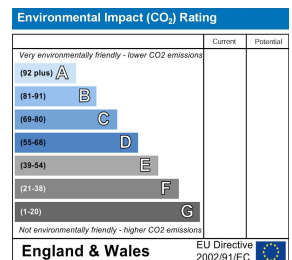
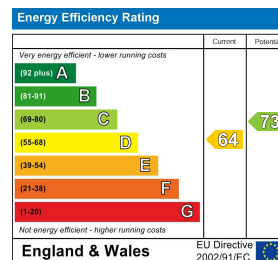
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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.

### 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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