



## 27 Upper Road, Meole, Shrewsbury, Shropshire, SY3 9JW

**£220,000**

An attractive spacious 2 bedroom terraced house that provides well presented accommodation including: Hall, Living Room, Dining Room, Kitchen With Range Of Integrated Appliances, Conservatory, 2 Double Bedrooms, Impressive Refitted Bathroom, 90' Long Rear Garden, GCH, Popular Location. Permission Approved To Create Parking. No Upward Chain.



**27 Upper Road, Meole, Shrewsbury, Shropshire, SY3 9JW      Ref: 3676**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Recessed arched porch, entrance doo.

**Spacious Entrance Hall**

Radiator, staircase leads to First Floor Landing.

**Living Room** 13' 10" into bay x 12' 8" (4.21m x 3.86m)

Ornamental fire surround with tiled inlay and hearth, coal effect gas fire inset, radiator, walk in double glazed bay window to the front, picture rail, wall and ceiling lights.

**Dining Room** 13' 6" x 12' 1" (4.11m x 3.68m)

Pine fire surround with tiled inlay and hearth, coal effect gas fire inset, alcoves to either side with shelving and storage cupboards with pine doors, double glazed window to the rear, door to spacious Cellar.

**Kitchen**

Pine door, fitted with range of units to 3 wall areas providing excellent storage, glass fronted display cabinet, laminated work tops, inset 1 1/2 bowl sink units, radiator, 2 double glazed side windows, integrated electric oven, 4 ring gas hob, fridge, freezer.

**Conservatory**

Victorian style conservatory with pitched polycarbonate roof, double french doors lead to rear garden.

**Spacious First Floor Landing**

Built in storage cupboard.

**Bedroom 1** 16' 8" x 12' 0" (5.08m x 3.65m)

Period cast iron fireplace, radiator, double glazed window with pleasant open front aspect.

**Bedroom 2** 13' 6" x 12' 0" (4.11m x 3.65m)

Period cast iron fireplace, double radiator, double glazed window enjoys lovely outlook over the garden to the rear.

**Bathroom** 11' 2" x 6' 10" (3.40m x 2.08m)

Attractively fitted with contemporary white 3 piece suite including bath with wall mounted

shower unit over, wash basin, WC, tiled flooring, fully tiled around bath, half tiled to further walls, radiator with heated towel rail, airing cupboard housing Worcester gas fired combination central heating boiler, double glazed rear window.

**Outside - Front**

The property has an enclosed front garden with walls and hedge around, gravel bed with deep shrub borders, pathway to entrance door. The current owner has obtained permission to drop the kerb which would provide parking.

**Rear Garden**

Excellent length rear garden approached onto a paved patio. Garden WC and brick built workshop. Pathway runs the full length of the garden which is divided into various sections providing lawns, shrub and flower beds, vegetable garden fruit tree, large timber shed to the rear and the garden is enclosed by hedging. The garden is in excess of 90' in length. The property has gated access and footpath via a neighbouring property back to the front of the property.

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**



FLOOR PLANS FOR GUIDANCE ONLY



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**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**