Roger Parry & Partners

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

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

Offers in the region of £225,000

An extremely large, well maintained semi-detached period property offering spacious accommodation briefly comprising: entrance hall, sitting room with log burner, dining room, large kitchen/breakfast room, small utility/store. Upstairs there are two double bedrooms together with extremely large bathroom with double sink and separate shower cubicle.

The property has the benefit of gas-fired central heating, uPVC double glazing throughout and pleasant gardens to the rear. The property is located in one of Shrewsbury's most sought after areas and early inspection is highly recommended to appreciate the accommodation on offer.

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

BOUNDARIES
Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

PLANNING
The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

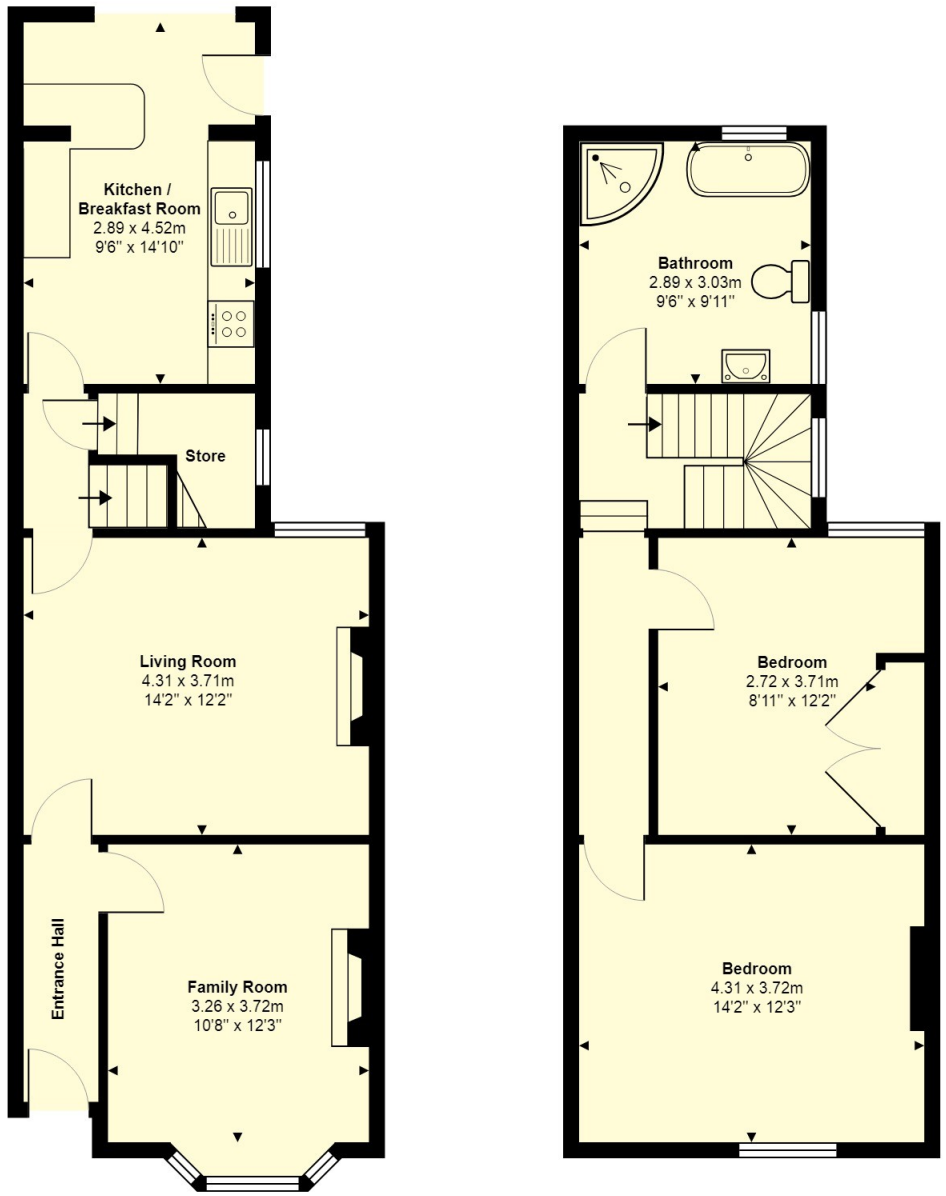
EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not. We understand that the adjoining property has a right of access to the rear of the property.

LOCAL INFORMATION
The county of Shropshire benefits from some of the most sought after market towns in the country to include the county town of Shrewsbury with an excellent reputation for business links as well as a very active social scene. Shropshire also benefits from a distinguished range of independent schools.

SERVICES
Mains Electricity
Rated Mains Water Supply
Gas Central Heating
Mains Drainage
EPC Rating: TBC
Council Tax Band: B

DIRECTIONS from Shrewsbury Town Centre - head out over the English Bridge and follow the gyratory system onto Coleham Head taking the second turning off the mini -roundabout into Coleham. Continue on through Coleham along Longden Road to the roundabout. Go straight over and continue on past the Priory and Meole Schools. Take the next turning left onto Stanley Lane. Continue over the railway bridge taking the second turning right into Alexandra Avenue, follow the road around to the right taking the next turning onto Victoria Road. Number 6 is situated at the far end of the road on the left hand side indicated by the For Sale board.

Floor Plan— For Identification Purposes Only (Not to Scale)



Total Area: 98.3 m² ... 1058 ft²

All measurements are approximate and for display purposes only

www.rogerparry.net

Shrewsbury ~ Welshpool ~ Oswestry ~ Carmarthen ~ Llangollen
Sales ~ Planning ~ Valuations ~ Estate Management

Viewing of the property is by appointment only, please contact :

Shrewsbury Office , 165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

Tel: 01743 343343 Email: shrewsbury@rogerparry.net

RICS rightmove Zoopla Smarter property search OnTheMarket.com PrimeLocation Find the home you deserve UKLANDandFARMS.co.uk NFU Rural Surveyor Panel Member CLA Association of Residential Letting Agents LICENSED MEMBER ARLA QMS ISO 9001 REGISTERED FIRM

Important Notice:

1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order, Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.

Roger Parry & Partners