



1 The Sidings, Washford Road, Meole Village
Shrewsbury, Shropshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

1 The Sidings Washford Road Meole Village Shrewsbury SY3 9AJ

A stylish brand-new detached home positioned in the sought after area of Meole Village

Shrewsbury town centre 3.5 miles, Oswestry 15 miles, Church Stretton 16 miles, Telford 17 miles

Kitchen/sitting room | Quooker tap | Bosch Appliances | Utility room | Downstairs cloakroom | 3 Bedrooms | En suite | Family bathroom | Slimline vertical radiators | Undercroft parking | Garden | EPC rating B

The property

This wonderful contemporary home forms part of a unique development of only seven properties all of which have been imaginatively designed and beautifully presented, ideal for today's modern living. The shape of the site has defined the significant and elongated dwellings to emulate the detail and character seen on historic railway sidings buildings which includes striking brickwork, rounded corners and deep window reveals.

The property which has accommodation over two floors benefits from modern fixture and fittings including well equipped open plan kitchen/sitting room, stylish bathroom and en suite, aluminium windows, undercroft parking with provision for EV charging and inset spotlights throughout. The property also boasts impressive performance in relation to thermal values and heat retention, air tightness and acoustic resilience.

Approached by a covered entrance porch with courtesy light the welcoming entrance hall with luxury vinyl flooring and slimline vertical

radiator leads to all ground floor rooms, an attractive curved staircase leads to the first floor landing.

The well-equipped contemporary kitchen area with luxury vinyl floor offers a range of wall and floor units with granite work tops, feature smoked mirror splashback and Quooker tap. The modern Bosch appliances include induction hob with extractor fan above, oven, dishwasher and integrated fridge freezer. The sitting area which has the same flooring has three slimline vertical radiators and double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining. The separate utility room benefits from luxury vinyl flooring, inset wash hand basin with cupboard and shelving under, granite work tops and additional appliance space, there is a double glazed door which gives access to the undercroft parking.

The first floor landing has a feature narrow vertical window and sky light, there is a cupboard with double opening doors housing gas boiler and a further handy airing cupboard. The double aspect principal bedroom has three feature floor to ceiling windows, a range of fitted wardrobes incorporating hanging rail and shelving and three slimline vertical radiators. The en suite consists of a full width shower, wash hand basin with cupboard under, heated towel rail, tiled floor and obscure window. Both bedrooms 2 and 3 also boast floor to ceiling windows and slimline vertical radiators. The family bathroom comprises a bath incorporating shower, wash hand basin with cupboards under, tiled floor, heated towel rail and skylight.

Outside

The enclosed rear garden with two outside courtesy lights has a full width paved patio leading to lawn, there is a gate giving access to front. The undercroft parking for two cars also has the provision for an electric vehicle charging point.



Dimensions

For identification purposes only

- Kitchen/sitting room - 8m max x 3.7m
- Bed one - 7.1m max narrowing to 3.7m max
- Bed two - 3.7m x 4m
- Bed three - 2.1m x 3.5m
- En suite - 2.1m x 1.6m
- Bathroom - 2.1m x 1.7m

Location

The Sidings is positioned in the desirable and established residential area of Meole Village, a leafy suburb with a thriving community and being close to Shrewsbury Town Centre. Within Meole Village is a convenience shop, Church and Trinity Centre, recreation parks and Meole Brace CofE Primary School with nursery. Shrewsbury offers an extensive range of bars, restaurants, shopping, leisure and social facilities such as Theatre Severn and the beautiful Quarry Park which plays host to a number of events including the famous annual Flower Show.

There are highly regarded schools in the county, within both the state and private sectors including nearby Priors and Meole Brace Secondary schools. Within driving distance are Shrewsbury School, Shrewsbury High School, Adcote, Prestfeld and Packwood preparatory schools.

The A5 is a short distance and provides good links to the North West via Oswestry and to the east via Telford to Birmingham. A rail service is available in Shrewsbury with trains to London, Birmingham and Chester. Airports are available at Liverpool, Manchester and Birmingham.





Directions

From the A5 Dobbies roundabout take the first exit, then follow this road proceeding over the Hereford Road roundabout and on to the Meole Brace roundabout. Take the second exit signposted to Copthorne and keep left onto Roman Road. After the traffic lights, turn left onto Upper Road and follow this road, passing over the mini roundabout and on to Station Road. Just before the bridge take the left hand fork and proceed onto Washford Road, where the properties can be found on your right.

What3words unique.chips.cotton

General

Local Authority: Shropshire County

Services: Mains electricity, gas, water and drainage.

Council Tax: Unallocated

Tenure: Freehold

Guide Price: £465,000

Warranty: ICW 10 years

Agents note: There will be a management charge per dwelling to contribute to the communal areas. Please consult your solicitor for verification.

The entrance/shared access to the development (adjacent to the garages) is owned by our clients, however the garages are owned by other parties.

West Midland New Homes

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