



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

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

7 The Sidings Washford Road Meole Village Shrewsbury SY3 9AJ

A stylish brand new semi-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/breakfast/sitting room | Quooker tap
Bosch Appliances | Garden/dining room | Utility room | Downstairs cloakroom | 4 Bedrooms
2 En suites | 2 Balconies | Family shower room
Slimline vertical radiators | Undercroft parking
Driveway | 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 three floors benefits from modern fixture and fittings including well equipped open plan kitchen/breakfast/sitting room, stylish en suites, 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 the impressive open plan kitchen, staircase leads to the first floor landing.

The well-equipped contemporary kitchen area with luxury vinyl flooring 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 garden/dining room with feature glazed atrium roof has slimline vertical radiators and double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining. The separate utility room accessed from the kitchen area benefits from vinyl flooring, inset wash hand basin, a range of cupboard and drawer units, granite work tops and additional appliance space.

The first floor landing gives access to bedrooms 1 and 2, there is a cupboard with double opening doors housing gas boiler and staircase to second floor landing. The rear aspect principal bedroom has a range of fitted wardrobes incorporating hanging rail and shelving and slimline vertical radiator, double opening doors lead onto the generous balcony. The en suite consists of a shower, wash hand basin with cupboard under, heated towel rail and tiled floor. Bedroom 2 also benefits from a range of fitted wardrobes incorporating hanging rail and shelving, floor to ceiling windows and slimline vertical radiator and en suite bathroom. On the second floor there is a family shower room and two additional bedrooms one of which has double opening doors to a second balcony.

Outside

The enclosed rear garden has a full width paved patio leading to lawn. To the front there is undercroft parking for one car and driveway for additional vehicles, there is also the provision for an electric vehicle charging point.



Dimensions

For identification purposes only.

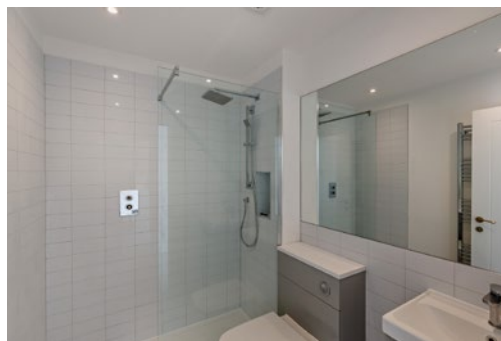
- Kitchen - 6.5m x 3.7m
- Garden room - 3.4m x 2.9m max
- Utility - 1.6m x 1.6m
- Bed one - 4.4m x 3.7m
- En suite - 1.5m x 1.9m
- Balcony - 1.9m x 3.8m
- Bed two - 2.9m x 3.6m
- En suite two - 2m x 1.7m
- Bed three - 3.2m x 3.7m
- Balcony - 3.9m x 1.4m
- Bed four - 4.1m x 3.7m
- Bathroom - 1.7m x 2.1m

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 Priory 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 Council

Council Tax: Unallocated

Tenure: Freehold

Services: Mains electricity, gas, water, drainage

Guide Price: £525,000

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.

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