



3 The Sidings

Washford Road, Meole Village, Shrewsbury, Shropshire

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

Boasting flexible open plan accommodation this stylish three bedroom property with undercroft parking offers modern fixtures and fittings including Bosch kitchen appliances, Quooker tap and aluminium windows



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



UNDERCROFT PARKING



GARDEN



FREEHOLD



TOWN



NEW HOME



**GUIDE PRICE
£425,000**



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 tiled

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 tiled 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 dining/garden room with feature glazed atrium roof has luxury vinyl flooring, 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 tiled flooring, inset wash hand basin with cupboard 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

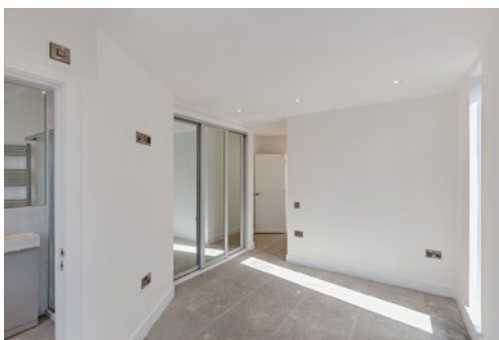


handy airing cupboard. The double aspect principal bedroom with feature floor to ceiling windows, has a range of fitted wardrobes incorporating hanging rail and shelving and slimline vertical radiator. The ensuite consists of a corner shower, wash hand basin with cupboard under, heated towel rail, tiled floor and obscure floor to ceiling window. Bedrooms 2 and 3 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 has a full width paved patio leading to lawn, there is a gate giving access onto a gravelled parking area. The undercroft parking has the provision for an electric vehicle charging point.



Location

The Sidings is positioned in the desirable and established residential area of Meole Village, a quiet 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.

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

Distances

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

Nearby Stations

- Shrewsbury

Key Locations

- The Quarry Park
- River Severn
- Theatre Severn

Nearby Schools

- Priory Secondary School
- Meole Brace Secondary School
- Shrewsbury School
- Shrewsbury High School
- Prestfelde Prep School
- Packwood Prep School
- Adcote School





Directions

Post Code SY3 9AJ

what3words: ///unique.chips.cotton

General

Local Authority: Shropshire Council

Services: Mains electricity, gas, water & drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Unallocated

EPC Rating: B

Warranty: ICW 10 Years

Agents note: There will be a management charge per dwelling to contribute to the communal areas. The entrance/shared access to the development (adjacent to the garages) is owned by our clients, however the garages are owned by other parties. Please consult your solicitor for verification.

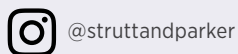
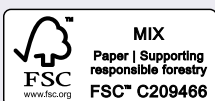
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