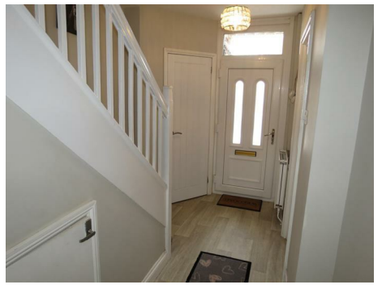
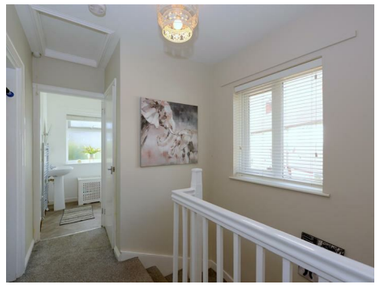
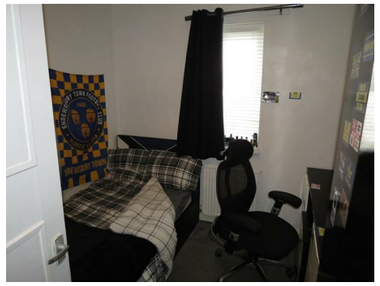
HOLLAND BROADBRIDGE



The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

57 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1 2NL

www.hbshrop.co.uk

Offers In The Region Of £238,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

57 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1 2NL

Offers In The Region Of

£238,000

Offering well-presented, deceptively spacious and particularly well-proportioned accommodation throughout, this attractive three-bedroom semi-detached home is sure to appeal to a wide range of buyers.

The property benefits from an inviting lounge, a re-fitted kitchen/diner, and three generously sized bedrooms. Externally, there is ample off-street parking for at least two vehicles, along with a well-maintained enclosed rear garden.

Ideally located within easy walking distance of the historic medieval town centre of Shrewsbury, the property also enjoys convenient access to tranquil riverside walks, local amenities and well-regarded schooling.

This appealing home is expected to attract strong interest, and early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, re-fitted kitchen/diner, first floor landing, three good size bedrooms, re-fitted bathroom, separate WC, stoned driveway, generous rear enclosed gardens, upvc double glazing, gas fired central heating, Viewing is recommended.

The accommodation in greater detail comprises:

Storm porch with upvc double glazed entrance door gives access to:

Hallway
Having vinyl tiled effect floor covering, radiator, useful store cupboard having plumbing and space for washing machine.

Modern paneled door from hallway gives access to:

Lounge
15'11 x 12'0
Having upvc double glazed window to front, wood effect flooring, attractive log effect electric fire.

Modern paneled door from hallway and from lounge gives access to:

Kitchen/diner
18'10 x 8'8
The dining area comprises: radiator, vinyl tiled effect floor covering, upvc double glazed French doors giving access to rear gardens. The kitchen area comprises: eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink with mixer tsp over, upvc double glazed door giving access to side of property, upvc double glazed door giving access to rear gardens, vinyl tiled effect floor covering, tiled splash surrounds, cupboard housing gas fired central heating boiler (Installed in 2020), under-stairs recess.

From hallway stairs rise to:

First floor landing
Having upvc double glazed window to side.

Doors from first floor landing give access to: All bedrooms, bathroom and separate WC.

Bedroom one
12'5 x 10'0
Having uovc double glazed window to front, radaiator.

Bedroom two
12'2 x 11'5
Having upvc double glazed window to rear, radiator, fitted store cupboard.

Bedroom three
8'11 x 8'5
Having upvc double glazed window to front and side, radiator.

Bathroom
Having panelled bath with electric shower over, pedestal wash hand basin, vinyl floor covering, part tiled to walls, upvc double glazed window to rear.

Separate WC
Having low flush WC, upvc double glazed window to side, vinyl floor covering.

Outside
To the front of the property there is a double width stoned driveway with paved pathway giving access to front door with wall mounted cold tap.

Gated side access leads to a side paved pathway which gives access to property's generous size:

Rear gardens
Having paved patio area, lawned garden, The rear gardens are enclosed by mature hedging

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

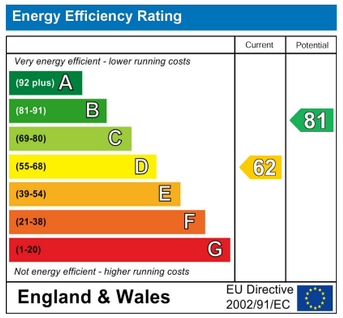
Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

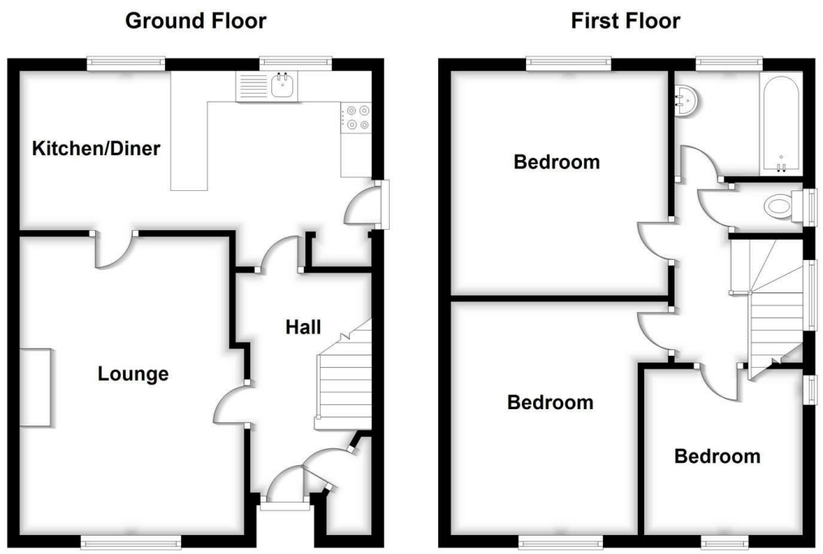
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



Holland Broadbridge 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**