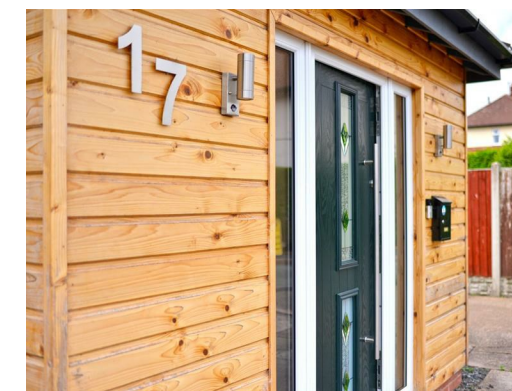


17 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1  
2NN

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**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.
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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.

Occupying a good sized corner plot, this is a spacious and well proportioned three bedroom semi-detached house. The property is situated within this highly convenient residential location within close proximity to tranquil riverside walks leading to the Quarry park and Shrewsbury town centre. Good local amenities can be found within walking distance of the property and commuters will be pleased to know that easy access is provided to the local by-pass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises: Entrance porch, hallway, lounge, kitchen / diner, lean to, re-fitted ground floor bathroom, first floor landing, three bedrooms, generous size driveway, good sized side and rear enclosed gardens, upvc double glazing, gas fired central heating and viewing is highly recommended.

The accommodation in great detail comprises:

Replacement double glazed entrance door with upvc double glazed windows to side gives access to:

#### Entrance porch

Having wood effect flooring, recess spotlights to ceiling and radiator. Wooden framed glazed door then gives access to:

#### Entrance hallway

Having useful under stairs recess, wood effect flooring, radiator and recess spotlights to ceiling. Doorway from entrance hallway gives access to:

#### Kitchen / diner

11'8 x 11'2  
Having eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with concealed cooker canopy over, space for further appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, two upvc double glazed windows to rear, single glazed window to side, tiled splash surround, vinyl tiled effect flooring, glass display cabinet, corner display unit and recess spotlights to ceiling. Upvc double glazed door from kitchen / diner gives access to:

#### Lean to

9'9 x 5'3  
Having glazed window to rear, part glazed door giving access to rear gardens and polycarbonate roof.

Wooden framed glazed double doors from kitchen / diner gives access to:

#### Lounge

17'9 x 10'8  
Having upvc double glazed windows to front and rear, contemporary log effect gas fire, coving to ceiling and two wall hung radiators.

From entrance hallway door gives access to:

#### Re-fitted ground floor bathroom

Having a three piece white suite comprising: P-shaped panel bath with shower attachment off tap, glazed shower screen to side, pedestal wash hand basin, low flush wc, tiled floor, part tiled to walls, upvc double glazed window to side, wall mounted extractor fan, recess spotlights to ceiling and heated chrome style towel rail.

From entrance hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to front, radiator, loft access, linen store cupboard with radiator and doors from first floor landing then give access to three bedrooms.

#### Bedroom one

14'4 x 10'6 max  
Having upvc double glazed window to rear and radiator.

#### Bedroom two

11'5 x 7'11  
Having radiator, upvc double glazed windows to rear and side of property.

#### Bedroom three

10'8 max into recess x 7'0  
Having upvc double glazed window to front and radiator.

#### Outside

To the front of the property there is a generous concrete, paved and stoned driveway providing ample off-street parking. Gated pedestrian side access then leads to the property's large side and rear gardens which comprise: Paved patio with outside cold tap, feature garden pond, paved sun terrace, lawned gardens, two timber garden sheds, dog pen and the rear gardens are enclosed by mature hedging and fencing.

#### 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

As taken from the Gov.uk website we are advised the property is Band B - again we would recommend this is verified during pre-contract enquiries.

#### 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

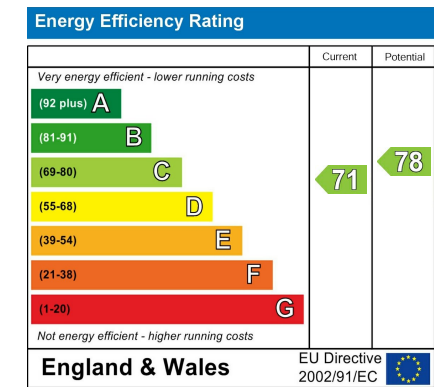
house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### 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

