

12 Pound Close, Coleham, Shrewsbury, Shropshire, SY3
7ES

www.hbshrop.co.uk



Offers In The Region Of £230,000

Viewing: strictly by appointment
through the agent



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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Occupying a particularly secluded position within this highly popular residential location, this is a spacious and well proportioned three bedroom terrace house being offered for sale with NO UPWARD CHAIN. Coleham is serviced by an array of excellent local amenities, highly regarded schooling and is within walking distance of tranquil riverside walks within the Quarry park leading to the medieval town centre of Shrewsbury. Commuters will be pleased to know that access is also easily accessible to the local bypass lining up to the M54 motorway network. early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, kitchen/diner, first floor landing, three bedrooms, shower room, low maintenance gardens, driveway, garage, UPVC double glazing, gas fired central heating, highly popular residential location. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having wood effect laminate flooring, UPVC double glazed window, radiator, understairs store cupboard.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, storage cupboard below, UPVC double glazed window to front, half tiled to walls, vinyl wood effect floor covering.

Wooden framed glazed door from entrance hallway gives access to:

Lounge

14'6 x 12'11

Having UPVC double glazed window to front, coal effect electric fire to set to a marble tiled hearth with decorative fire surround, radiator, coving to ceiling.

Wooden framed glazed door from entrance hallway gives access to:

Kitchen/diner

14'6 x 11'11

Having eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob with concealed cooker canopy over, fitted worktops with inset sink drainer unit and mixer tap over, wall mounted extractor fan, tiled splash surrounds tiled floor, UVC double glazed window to front, coving to ceiling, radiator, large walk-in understairs store cupboard.

From entrance hallway stairs rise to:

First floor landing

Having store cupboard housing gas fired central heating boiler. Doors from first floor landing then give access to: Three good size bedrooms and shower room.

Bedroom one

14'5 x 9'4 max into wardrobe recess

Having UPVC double glazed widow to front, radiator, fitted wardrobe with eye level storage cupboards above.

Bedroom two

12'9 x 8'4

Having UPVC double glazed window to front, radiator.

Bedroom three

8'11 excluding walkway recess x 8'2 max

Having UPVC double glazed window to front, radiator, fitted double wardrobe.

Shower room

Which comprises: Croner tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, shaver point, glazed roof window, heated towel rail, recessed spotlights to ceiling.

Outside

To the front of the property driveway gives access to:

L shaped garage

17'8 max x 10'3 max reducing down to 8'0

Having up and over door, glazed window, pedestrian service door to side. Gated pedestrian access then leads to the property's gardens which are low maintenance providing good size paved area, raised beds, outside lightning point. The gardens are enclosed by brick walling.

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 C

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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

