

The Coach House, 7 Swan Hill Court, Shrewsbury,
Shropshire, SY1 1NP

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
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Offers In The Region Of £385,000

Viewing: strictly by appointment
through the agent

Situated within this exclusive residential location, this is a rare and unique opportunity to acquire an attractive 2 bedroom former Coach House with appealing living accommodation over three floors, a good size garage and an attractive South Westerly brick walled rear courtyard. The property is situated in this prestigious enclave within the loop of the River Severn, making 7 Swan Hill Court an ideal home for prospective purchasers to enjoy a town Centre lifestyle within the historic town Centre. The property is within striking distance of a vast range of shopping, leisure and recreational facilities with the Quarry Park, which borders the River Severn providing tranquil riverside walks. Access to the Shrewsbury by-pass linking up to the M54 network is also readily accessible from the property. The property has the added benefit of being offered for sale with no upward chain and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hall, cloakroom, lounge/diner/kitchen, first floor landing having double bedroom and stylish refitted shower room, second floor landing having a large bedroom (this was formally two bedrooms and currently comprises a bedroom and living area) garage with electrically operated door, attractive walled south westerly facing rear courtyard, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

Hallway

Door from hallway gives access to:

Cloakroom

Having low flush wc, wall mounted wash hand basin with tiled splash surround, radiator and extractor fan to ceiling. Door from hallway gives access to:

Lounge/Diner/ Kitchen

18'1" x 11'5"

The lounge diner comprises two radiators, tv aerial point, decorative stained glazed window to side, wooden framed glazed French doors giving access to a rear walled court yard and service door to garage. The kitchen area comprises modern eye level and base units with built-in cupboards and drawers, dishwasher, oven and five ring gas hob with cooker extractor fan over, two Velux sealed unit double glazed roof windows, tiled splash surround, fitted worktop with inset 1½ stainless steel sink drainer unit with mixer tap over, glazed window over looking the rear walled courtyard, vinyl wood effect floor covering.

From hallway stairs rise to:

First Floor Landing

Having wall mounted thermostat control unit, two glazed sash windows, radiator, store cupboard with space for washing machine and further large part shelved store cupboard. From first floor landing doors give access to bedroom and bathroom.

Bedroom

12'4" max x 11'4" max

Having three glazed sash windows two to rear and one to side, radiator, telephone extension point and store cupboard with fitting hanging rails.

Stylish refitted shower room

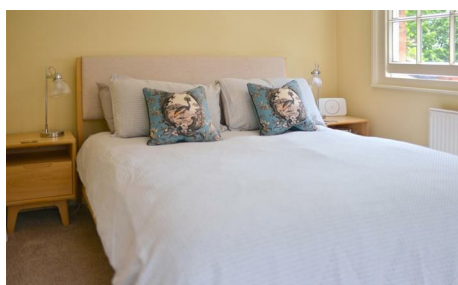
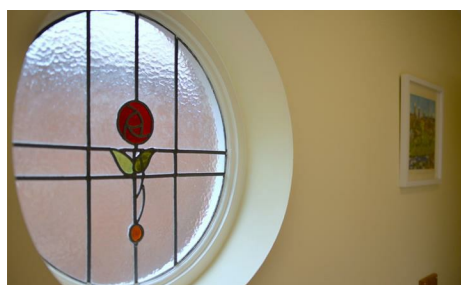
Comprising: Large walk-in shower cubicle, low flush WC with hidden cistern, contemporary wash hand basin, wood effect vinyl floor covering, heated chrome style towel rail, shaver point, sash window to front.

From first floor landing stairs rise to:

Second Floor Landing

Having two carpeted stair cases which leads to:





Master Bedroom

28'8" x 11'0"

This fantastic space was formerly two bedrooms and could be converted back if required. It is currently set up as a bedroom and living area and it comprises: Two glazed sash windows to front and rear, two glazed Velux roof windows, two radiators, telephone point, TV aerial points, exposed timbers and beams.

Outside

From the front of the property access can be gained to the property's:

Garage

18'5" max reducing to 8'3" x 11'0" max into recess

Having electrically up and over door, wall mounted gas fired central heating boiler, fitted power and light.

Gated side access to the property leads to:

South West Facing Walled Courtyard

Which comprises brick paved steps leading down to a paved patio area, raised beds with inset shrubs, plants and bushes, garden pond and the rear garden is 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.

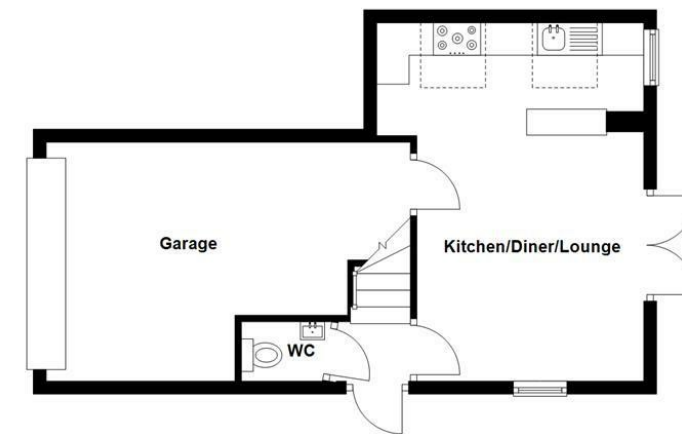
Disclaimer

Any areas / measurements are approximate only and have not been verified.

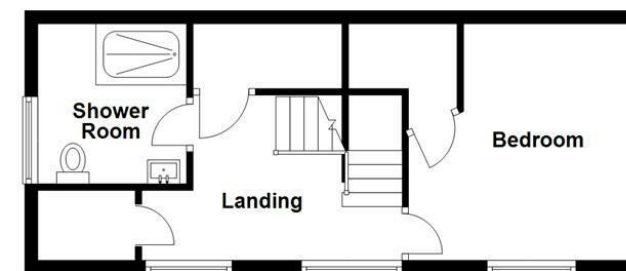
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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

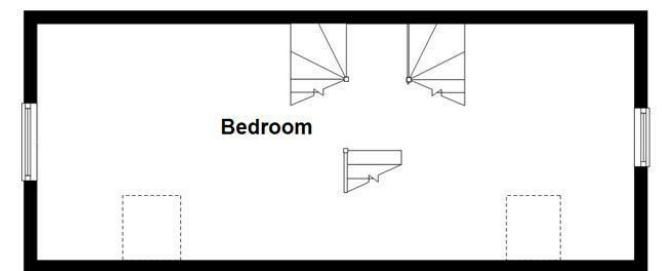
Ground Floor
Approx. 38.1 sq. metres (410.0 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.6 sq. feet)



Second Floor
Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.3 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.