



Apartment 1, The Coach House, 128 Abbey Foregate,  
Shrewsbury, SY2 6LY

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**Offers in the region of £197,500**

Viewing: strictly by appointment  
through the agent

**Holland Broadbridge**

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Located within this pleasing coach house development, this is a neatly presented modern and particularly spacious two double bedroom, ground floor apartment which boasts an allocated car parking space and brick paved courtyard area. The property is within striking distance of a variety of excellent local amenities and is approximately 0.7 mile from the medieval town centre of Shrewsbury and has good access to the local by pass, linking up to the M54 motorway network. This property would be the ideal purchase for a number of buyers with viewing being recommended by the selling agent.

#### Accommodation

Modern open plan lounge / kitchen diner, inner hallway, two double bedrooms, modern bathroom, one allocated car parking space, brick paved courtyard area, gas fired central heating, sealed unit double glazing, one allocated car parking space.

Entrance door gives access to:

#### Modern Open Plan Kitchen / Diner

25'8 max x 12'11 max reducing to 8'8 min (7.82m max x 3.94m max reducing to 2.67m min). The lounge area comprises two sealed units double glazed sash windows, two radiators, two wall light points, telephone point. The kitchen / dining area comprises eye level and base units with built in cupboards and drawers, fitted granite worktops with inset stainless steel sink, built in Neff stainless steel cooker, gas hob and extractor over, integrated fridge / freezer and washing machine, sealed unit double glazed sash window, breakfast bar, radiator, cupboard housing gas fired

central heating boiler.

Door from lounge area gives access to:

#### Inner Hallway

With doors giving access to both bedrooms and bathroom.

#### Bedroom One

11'6 x 9' 5 (3.51m x 2.74m 0.13m)  
Having sealed unit double glazed window, telephone point, tv point, three wall light points, radiator.

#### Bedroom Two

11'6 x 9'4 (3.51m x 2.84m)  
Having sealed unit double glazed window, telephone point, tv point, wall light points, radiator.

#### Bathroom

Modern suite comprising P-shaped panel bath with shower over, pedestal wash hand basin set to vanity unit, low flush wc, tiled floor, tiled splash surround, shaver point, extractor fan, heated chrome-style towel rail.

#### Outside

Adjacent to the front entrance of the apartment there is a brick paved courtyard area, along with one allocated car parking space.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### Tenure

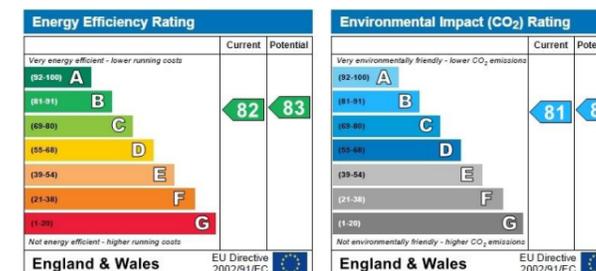
We are advised that the property is leasehold and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### 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).

#### Disclaimer

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



#### FLOOR PLANS