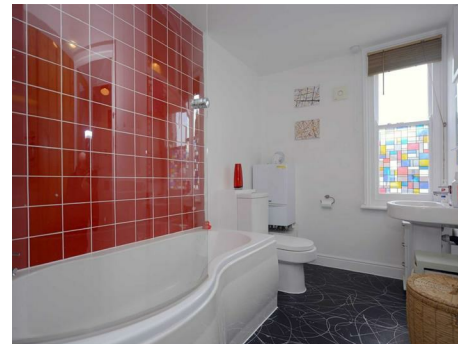




10 Peace Cottages, Coleham, Shrewsbury, Shropshire, SY3 7BT

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.
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.

Offers In The Region Of £225,000

Viewing: strictly by appointment through the agent

An attractive and deceptively spacious three storey two double bedroom period mid terrace house, offering well proportioned and appealing living accommodation throughout, The property is within striking distance of an excellent variety of local amenities and with walking distance of tranquil riverside walks leading to the quarry park and medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Attractive lounge, dining area, modern refitted kitchen/breakfast room, first floor landing having double bedroom and stylish refitted bathroom, second floor landing having further double bedroom with feature exposed beams to ceiling, low maintenance front and rear enclosed gardens, useful off street parking, double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over part glazed wooden entrance door gives access to:

Lounge

12'10" x 11'11"

Having contemporary wall mounted stone effect electric fire, glazed sash window to front, radiator, wood effect flooring. Square arch from lounge gives access to:

Dining Room

11'11" x 10'8"

Having wood effect flooring, radiator. Arch from dining room gives access to:

Modern Kitchen / Breakfast Room

11'9" x 9'2"

Having eye-level and base units with built in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, breakfast bar, wood effect flooring, tiled splash surrounds, corner display unit, wine rack, two glazed windows to rear, part glazed door giving access to rear gardens, radiator, wall mounted stainless steel cooker canopy.

From dining room stairs rise to:

First Floor Landing

Having radiator and doors giving access to bedroom and re-fitted bathroom.

Bedroom One

12'1" x 11'11"

Having glazed sash window to front, period fireplace, radiator.

Re-fitted Bathroom

Having a three piece white suite comprising: P-shaped panel bath with drench shower over, plus hand held shower attachment off, glazed shower screen to side, pedestal wash hand basin, low flush

wc, wall mounted Valliant gas fired central heating boiler, glazed sash window to rear, vinyl floor covering, wall mounted extractor fan, heated chrome-style towel rail, linen store cupboard.

Door from first floor landing gives access to staircase which rises to:

Bedroom Two

15'4" x 12'0"

Having upvc double glazed window to front, exposed beams to ceiling, radiator. Door leading to under eaves storage cupboard.

Outside

To the front of the property there is a low maintenance paved frontage with low rise brick walling screening the pedestrian pathway. To the rear there is a low maintenance paved patio area with gated pedestrian access leading to an area which provides off-street parking for the property. The vendor informs us that there is a legal right of way to the rear of the property for vehicular access. (Any prospective purchasers need to make their own enquires and satisfy themselves with this access with their solicitor).

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.

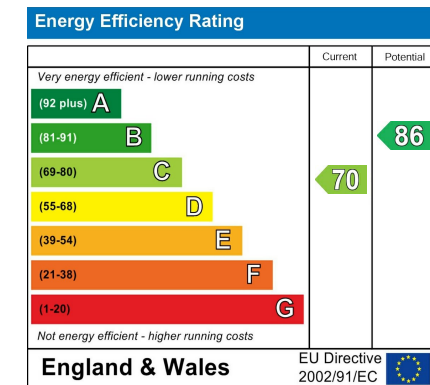
Disclaimer

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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



FLOORPLANS

