



9 Peace Cottages, Old Coleham, Shrewsbury, SY3 7BT

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Offers in the region of £235,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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Offering deceptively spacious, well presented and improved living accommodation over three floors this is an instantly appealing two double bedroom period mid- terrace house. The property is situated within this desirable residential location within close proximity to the Quarry Park with tranquil riverside walks and the medieval town centre of Shrewsbury. This property will appeal to many buyers and early viewing comes highly recommended by the agent.

Accommodation

Lounge with wood burning stove, attractive kitchen/breakfast room, garden room, first floor landing having double bedroom and re-fitted bathroom, second floor landing having further double bedroom, low maintenance front and rear enclosed garden, gas fired central heating. Viewing is recommended.

Canopy over, sealed unit double glazed entrance door gives access to:

Lounge

12'10 x 11'11 (3.91m x 3.63m)
Having glazed window with fitted shutters to front, an attractive exposed brick chimney breast with wood burning stove, wood effect flooring, coving to ceiling.

Doorway from lounge gives access to:

Kitchen/Breakfast Room

11'11 x 11'2 (3.63m x 3.40m)
Having attractive eye level and base units, built-in drawers, fitted wooden worktop with inset Belfast sink with mixer tap over, wall mounted stainless steel finish cooker canopy, glass display cabinet, tiled splash surrounds, quarry tiled floor, under-stairs recess, breakfast bar.

Square arch from kitchen/breakfast room gives access to:

Garden Room

11'6 x 8'6 max (3.51m x 2.59m max)
Having wood effect flooring, wall hung radiator, upvc double glazed French doors giving access to rear gardens, cupboard housing Worcester gas fired central heating boiler.

From kitchen/breakfast room stairs rise to:

First Floor Landing

Having upvc double glazed window to rear, exposed wooden flooring, radiator, large storage cupboard.

Doors from first floor landing gives access to: Bedroom and re-fitted bathroom.

Bedroom

12'1 x 11'11 (3.68m x 3.63m)
Having glazed sashed window to front, radiator, vinyl wood effect floor covering, period fireplace.

Re-fitted Bathroom

Having a modern three piece suite comprising: timber style panelled bath with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit, tiled splash surrounds, vinyl floor covering, heated chrome style towel rail, upvc double glazed window to rear.

From first floor landing doors give access to:

Secondary Staircase

Which rises to:

Bedroom

14'8 x 11'11 (4.47m x 3.63m)
Having upvc double glazed window to front, radiator, exposed wooden flooring, fitted store cupboards.

Outside

To the front of the property there is a low maintenance paved area with gated access leading to a paved pathway giving access to front door, mature hedging screens the pedestrian pathway.

Rear Gardens

To the rear of the property there is a low maintenance south westerly facing rear garden having brick paved area, outside lighting point, timber garden shed, gated pedestrian rear access. The rear gardens are enclosed by fencing and off street parking could possibly be created if required.

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.

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).

Disclaimer

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		82
	C		
	D	68	
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

FLOOR PLANS

