

River Bank Cottage, 12 Coton Hill, Shrewsbury, Shropshire,
SY1 2DZ

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 £350,000

Viewing: strictly by appointment
through the agent

Occupying a superb position with riverside views to the rear along with mooring rights, this is a an attractive, deceptively spacious and much improved two bedroom mid- terrace Grade II listed town house with well presented living accommodation over three floors. The property occupies a edge of town centre location within striking distance of tranquil riverside walks, railway station and excellent variety of independent and major amenities. This interesting and charming property will be of interest to many buyers and early viewing comes highly recommended by the sole selling agent.

Full description

Occupying a superb position with riverside views to the rear along with mooring rights, this is a an attractive, deceptively spacious and much improved two bedroom mid- terrace Grade II listed town house with well presented living accommodation over three floors. The property occupies a edge of town centre location within striking distance of tranquil riverside walks, railway station and excellent variety of independent and major amenities. This interesting and charming property will be of interest to many buyers and early viewing comes highly recommended by the sole selling agent.

Accommodation

Spacious, attractive lounge, modern good sized re-fitted L shaped kitchen/diner, garden room, first floor landing having two bedrooms, modern re-fitted bathroom, hard standing area to front (with the current vendors using this area previously for off street parking) low maintenance landscaped tiered rear gardens, stunning views to rear over the River Severn and towards the West Mid showground, double glazing, gas fired central heating, mooring rights, Viewing is highly recommended.

Canopy over, part glazed wooden entrance door gives access to:

Lounge

19'5" x 12'7"
Having two sealed unit double glazed windows to front, attractive period style coal effect gas stove set to exposed brick chimney breast with inset timber above, radiator, exposed beams to ceiling.

Door from lounge gives access to:

Modern re-fitted L shaped kitchen/diner

19'9" x 9'9" max reducing down to 6'3"
The dining area comprises: sealed unit double glazed window with pleasing aspect over the River Severn and towards the West Mid showground, radiator, exposed beams to ceiling.

The kitchen area comprises: a range of modern fitted eye level and base unit with built-in cupboards and drawers, integrated fridge freezer, oven, four ring gas hob, cooker canopy over, fitted style worktops with inset sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, double

glazed window with pleasing aspect over the River Severn and towards the West Mid showground, breakfast bar, vinyl floor covering, integrated microwave, recessed spotlights to ceiling.

From dining area carpeted steps lead down to:

Garden room

13'8" x 13'0"
Having bi-folding double glazed doors giving access to rear and taking full advantage of the riverside views, West Mid showground and beyond, wood effect flooring, exposed beams to ceiling, wall light points, radiator.

From lounge stairs rise to:

First floor landing

Having exposed timbers to wall, beams to ceiling.

Door then give access to: Two bedroom and re-fitted shower room.

Bedroom one

12'7" x 10'4"
Having exposed timbers to ceiling, sealed unit double glazed window to front, sealed glazed window to rear taking full advantage of the riverside views, West Mid showground and beyond, radiator.

Bedroom two

8'6" x 8'5"
Having sealed unit double glazed window to front, feature wall with exposed timbers, radiator.

Re-fitted shower room

Having large walk-in shower cubicle with mixer shower and glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, tiled floor, part tiled to walls, heated chrome style towel rail, recessed spotlights to ceiling, sealed unit double glazed window to rear taking full advantage of the riverside views, the West Mid showground and beyond.

Outside

To the front of the property there is a low maintenance frontage with the current vendor informing us that this could be used for off street parking if required.

Rear Gardens

To the rear of the property there is tiered garden incorporating 4 sections. The top section has artificial lawn, ground floor

section has further artificial lawn with decked steps leading to a paved sun terrace with inset shrubs, steps then lead down to a decked area and further steps lead down to the River Severn. The rear gardens take full advantage of the stunning outlook over the River Severn and towards the West Mid showground and beyond. The vendors informs us that there are mooring rights with the property.

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

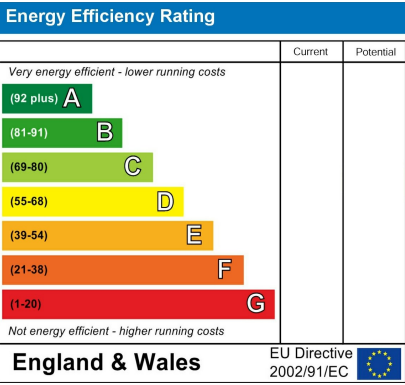
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.



FLOORPLANS

