



98 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1 2NH

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £230,000**

Viewing: strictly by appointment through the agent



**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.
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Offered for sale with NO UPWARD CHAIN and occupying a lovely position with a rural aspect to the rear this is a spacious three bedroom semi-detached house. The property require general modernisation/improvement throughout which allows any potential purchasers to remodel the property in there own particular style. The property is within walking distance of the Shrewsbury town centre and tranquil riverside walks. Viewing is recommended by the selling agent.

#### Accommodation

Entrance hallway, spacious lounge, kitchen/diner, ground floor bathroom, first floor landing, three bedrooms, brick paved driveway, generous size well established rear gardens with stunning rural aspect, extensive double glazing, Combi gas fired central heating. NO UPWARD CHAIN.

#### Hallway

Having two upvc double glazed windows to front, under-stairs recess, dado rail, radiator.

Door from hallway gives access to:

#### Lounge

17'8 x 10'8

Having upvc double glazed window to front, upvc double glazed French doors giving access to rear gardens, coal effect living flame gas fire set to marble style hearth with decorative fire surround, dado rail, coving to ceiling.

Door from hallway gives access to:

#### Kitchen/diner

11'4 x 10'10

And comprises: a range of eye level and base units with built-in cupboards and drawers, integrated oven and grill, fridge and freezer, washing machine, tumble dryer, four ring gas hob, fitted worktops with 1 1/2 sink drainer unit with mixer tap over, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, radiator, part tiled to walls, tiled floor.

Door from hallway gives access to:

#### Bathroom

Having timber style panelled bath with electric shower over, pedestal wash hand basin, low flush WC, part tiled to walls, tiled floor, radiator, upvc double glazed window to side, wall mounted extractor fan.

From hallway stairs rise to:

#### First floor landing

Having upvc double glazed window to front, linen store cupboard with radiator, pull down ladder then leads to:

#### Useful loft space

With roof window.

From first for landing doors then give access to all bedrooms.

#### Bedroom

10'9 x 10'5

Having upvc double glazed window with pleasing rural aspect, radiator.

#### Bedroom

11'4 max reducing down to 7'8 x 9'4 excl wardrobe Having upvc double glazed window with pleasing rural aspect to rear, additional upvc double glazed window to side, range of fitted wardrobes, chest of drawers, eye level store cupboards, radiator, coving to ceiling, dado rail.

#### Bedroom

10'9 x 6'11

Having upvc double glazed window to front, radiator, fitted wardrobe, eye level store cupboards and chest of drawers.

#### Outside

To the front of the property there is a brick paved driveway. To the side of this there is a low maintenance paved area, stoned sections with inset shrubs. Gated side access then leads to a paved pathway giving access to property's generous size:

#### Rear gardens with pleasing rural view

The rear gardens comprise: paved patio area, lawned gardens, mature garden pond, timber shed, variety of specimen shrubs, plants and bushes. To the rear there is a stunning rural aspect. The rear gardens are enclosed.

#### Services

Mains water, electricity, drainage, gas and a telephone line are available to the property. None of these services have been tested.

#### 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).

#### 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			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

