



6 Longden Gardens, Coleham, Shrewsbury, Shropshire, SY3 7EG

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Offers In The Region Of £219,995

Viewing: strictly by appointment through the agent

Occupying a lovely position within this highly sought after residential location. This is an attractive, improved and deceptively spacious period three bedroom mid-terrace house. The property boasts two reception rooms, a re-fitted kitchen, three good size bedrooms, re-fitted bathroom and a stoned parking forecourt providing off street parking. Coleham is a sought after residential location having excellent amenities, highly regarded schooling and tranquil riverside walks along the River Severn leading to the Quarry Park and Shrewsbury town centre. This property will be of interest to a number of buyers and an early viewing is recommended.

Accommodation

Reception hallway, sitting room, dining room, re-fitted kitchen, first floor landing, three bedrooms, re-fitted bathroom, stoned parking forecourt, rear enclosed gardens, gas fired central heating. Viewing is recommended.

Wooden framed glazed entrance door gives access to:

Hallway

Having wood effect flooring, radiator, coving to ceiling.

Door from hallway gives access to:

Sitting room

11'1 x 9'9

Having glazed sash windows to front, exposed wooden flooring, attractive fireplace, picture rail, coving to ceiling.

Part glazed door from hallway gives access to:

Dining room

10'11 x 10'0

Having wood burning stove set to exposed brick hearth with timber mantle, display shelving to side, glazed sash window to rear, radiator, wood effect flooring.

Doorway from dining room gives access to:

Kitchen

11'5 max reducing down to 8'7 x 7'5

Having replaced base units with fitted wooden style worktops with inset 1 1/2 stainless steel sink drainer unit, wood effect flooring, wall mounted gas fired central heating boiler, under-stairs recess, space for appliances, glazed sash window to side, part glazed door giving access to rear of property.

From hallway stairs rise to:

First floor landing

Having glazed roof window, open fronted over-stairs storage.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom

Bedroom

11'1 x 9'4

Having glazed sash window to rear, radiator, period fireplace, open fronted storage recess.

Bedroom

11'0 x 9'3

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

Bedroom

10'5 x 7'5

Having glazed sash window with pleasing aspect to rear, period fireplace, radiator.

Re-fitted bathroom

Having a P shaped panelled bath with glazed shower screen to side, drench shower over, low flush WC, pedestal wash hand basin, glazed sash window to front, ceramic tiled floor, heated chrome style towel rail.

Outside

To the front of the property there is a stoned parking forecourt providing off street parking, paved pathway then gives access to front door. Covered shared pedestrian side access with neighbouring property leads to gated access which gives access to the property's:

Rear gardens

Having brick paved area with outside electricity point, two timber garden sheds, part glazed summerhouse, lawned garden, shrubs and bushes. The rear gardens are enclosed by fencing.

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

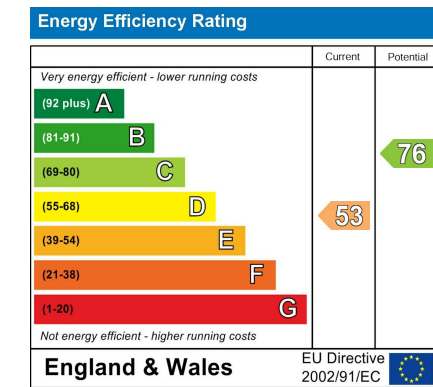
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Disclaimer

Any areas / measurements are approximate only and

have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

