



The Coach House, 12b Betton Street, Belle Vue, Shrewsbury, Shropshire, SY3 7NY

www.hbshrop.co.uk



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Offers In The Region Of £335,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this a most attractive and individually designed detached two bedroom former coach house which occupies a particularly secluded and tucked away position within this much sought after residential location. The property is within striking distance of a variety of excellent amenities tranquil riverside walks leading to the Quarry Park and medieval town centre of Shrewsbury. Commuters will be pleased to know that access is readily accessible to the Shrewsbury Railway station along with the local bypass which then links up to the M54 motorway network.

The accommodation briefly comprises the following: Entrance hallway, cloakroom, L shaped lounge/diner, bespoke handmade kitchen/breakfast room, laundry room, first floor landing, two bedrooms, bathroom, attractive cottage style generous gardens, large timber outbuilding comprising: office, secondary office/store with two adjoining garden stores, off street parking for two vehicles, gas fired central heating, double glazing. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Sealed unit double glazed wooden entrance door gives access to:

Entrance hallway

Having engineered oak flooring, antique style radiator, cupboard housing gas fired central heating boiler and gas meter.

Door from entrance hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, heated chrome style towel rail, extractor fan to ceiling.

Wooden door from entrance hallway gives access to:

L shaped lounge/diner

22'2 x 13'4 max reducing down to 11'4

And comprises: engineered oak wooden flooring, two antique style radiators, range of double glazed windows with centralised double glazed French doors giving access to gardens are property, Velux roof windows with fitted blinds, recess spotlights to ceiling, wall mounted uplighters, TV aerial points.

Wooden door from entrance hallway gives access to:

Kitchen/breakfast room

14'1 x 6'10

Having a range of bespoke handmade eye level and base units with built-in cupboards and drawers, fitted granite worktops with inset Belfast style sink with mixer tap over, space for appliances, fitted breakfast bar, antique style radiator, two sealed double glazed windows, TV aerial point. two double glazed roof windows, tiled floor, wall hung stainless steel cooker canopy over, space for appliances.

Arch from kitchen/breakfast room gives access to:

Laundry room

7'1 x 6'9 max

Having double glazed roof window, engineered wooden flooring, antique style radiator.

From entrance hallway stairs rise to:

First floor landing

Doors then give access to: Two bedrooms and bathroom.

Bedroom one

9'11 max into wardrobe recess reducing down to 8'2

Having sealed unit double glazed window to front, antique style radiator, double glazed roof window with fitted blind, fitted double wardrobe.

Bedroom two

8'0 max x 6'8 max into recess reducing down to 5'9

Having sealed unit double glazed window to front, antique style radiator, fitted store cupboard with shelving to side and chest of drawers below, TV aerial point.

Bathroom

Having a three piece suite comprising: panel bath with shower attachment off taps with glazed folding shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, double glazed roof window, vinyl floor covering, part to walls, large heated towel rail, wall mounted extractor fan.

Outside

To the front of the property there is a stoned parking area which provides parking for two vehicles. Gated side access then leads to a pleasing outside space which comprises: raised lawn garden, extensive paved patio areas, low maintenance stoned sections, bricked edged beds with inset roses, bushes, shrubs and apple tree. The corner of the garden there is a large timber outbuilding comprises:

Office

9'10 x 8'0

Office/Store

9'11 x 5'11

And has two useful adjoining garden stores. The gardens are enclosed by fencing and brick walling.

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

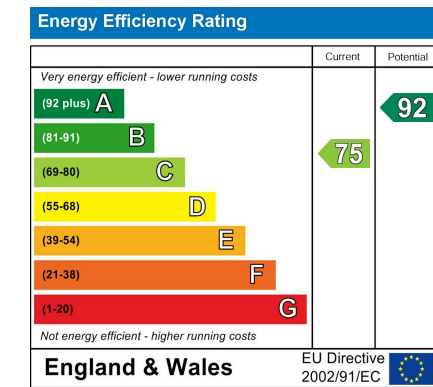
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

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



FLOORPLANS

