



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

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**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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**Offers In The Region Of £205,000**

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, this is an particularly spacious and well proportioned three bedroom semi detached house which could benefit from some general modernisation/improvement allowing potential purchasers to re-model the property in there own particular style. The property is located within this favoured residential location within close proximity to local schooling, good amenities and walking distance to the Shrewsbury town centre along with tranquil riverside walks to the Quarry Park. This property will be of interest to a number of buyers and viewing is recommended by the agent.

The accommodation briefly comprises the following: Entrance hallway, lounge/diner, kitchen, lean to, useful brick store, ground floor bathroom, first floor landing, three good size bedrooms, front and well established rear enclosed gardens, driveway, extensive upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises the following:

Upvc double glazed entrane door gives access to:

**Entrance hallway**

Having radiator, shelved under-stairs storage cupboard.

Door from entrance hallway gives access to:

**Lounge/diner**

17'8 x 10'8

Having upvc double glazed windows to front and rear, gas fire (behind this is where the gas fired central heating back boiler is housed), radiator.

Door from entrance hallway gives access to:

**Kitchen**

11'2 x 6'3

having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, tile splash surrounds, vinyl tiled effect floor covering, space for appliances.

Part glazed door from kitchen gives access to:

**Lean to**

10'4 x 5'1

Having glazed window to rear, door giving access to rear, polycarbonated roof.

Door gives access to:

**Useful brick store**

5'1 x 2'9

Door from entrance hallway gives access to:

**Bathroom**

Having three piece suite comprising: bath with electric shower over, low flush WC, pedestal wash hand basin, upvc double glazed window to side.

Stairs from entrance hallway give access to:

**First floor landing**

Having upvc double glazed window to front, airing cupboard, loft access, radiator.

Doors from first floor landing then give access to: Three bedrooms.

**Bedroom one**

10'8 x 10'4

Having upvc double glazed window to rear, radiator.

**Bedroom two**

11'3 max x 11'3 max

Having upvc double glazed windows to side and rear, radiator.

**Bedroom three**

10'11 x 6'11

Having upvc double glazed window to front, radiator.

**Outside**

To the front of the property there is a lawned garden with mature hedging to two sides. To the side of this gated access leads to driveway providing off street parking. Gated side access then leads to the property's:

**Large rear gardens**

Having paved area, lawned gardens, centralised pathway, timber garden shed, glazed greenhouse. The rear gardens are enclosed.

**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 D**

**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**

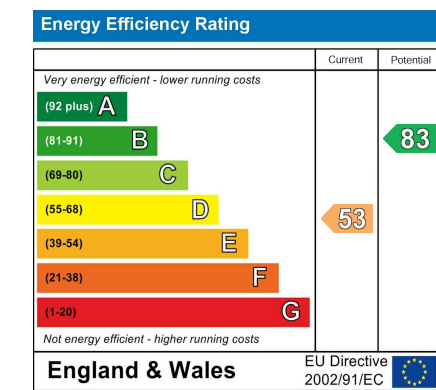
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

