



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

www.hbshrop.co.uk



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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:

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Offers In The Region Of £270,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this spacious, well proportioned and improved three bedroom semi-detached house, which occupies a fantastic position, far reaching views to the rear over the Berwick Estate, low countryside and beyond. The property is within close proximity to good local amenities, walking distance to the Shrewsbury Town Centre and is well placed for easy access o the local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Entrance hallway, lounge / diner, upvc double glazed conservatory, re-fitted lounge / breakfast room, ground floor bathroom, first floor landing, three good sized bedrooms, driveway, generous rear enclosed gardens with a fantastic outlook towards Berwick Estate, local countryside and beyond, upvc double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Upvc double glazed entrance door gives access to:

Entrance hallway

Having two upvc double glazed windows, understairs storage recess area, radiator, wood effect flooring. Door from entrance hallway gives access to:

Lounge/diner

17'8 x 10'8
Having upvc double glazed window to front, radiator, marble style hearth with fire surround, telephone points. From lounge / diner upvc double glazed French doors give access to:

Upvc double glazed conservatory

10'10 x 9'2
Having tiled floor, a range of upvc double glazed windows with pleasing aspect, polycarbonate roof, upvc double glazed door giving access to gardens. Upvc double glazed door from conservatory and part glazed door from entrance hallway gives access to:

Re-fitted kitchen / breakfast room

11'4 x 11'0
Having eye level and base units with built-in cupboards and drawers, integrated oven with four ring gas hob with stainless steel cooker canopy over, tiled splash surrounds, NEWLY LAID VINYL FLOOR COVERING, radiator, recessed spotlights to ceiling, upvc double glazed window with pleasing aspect rear.

Door from entrance hallway gives access to:

Bathroom

Having a modern three piece suite comprising: Paneled bath with electric shower over, low flush WC, wash hand basin with store cupboard below, part tiled to walls, heated chrome style towel rail, upvc double glazed window to side, tiled floor.

From entrance hallway stairs rise to:

First floor landing

Having upvc double glazed window to front, radiator, linen

cupboard housing gas fired central heating boiler, loft access. Doors from first floor landing give access to three bedrooms

Bedroom one

11'3 x 11'3 max
Having upvc double glazed window offering a delightful aspect towards Berwick Estate, additional upvc double glazed window to side, exposed wooden flooring, radiator.

Bedroom two

10'9 x 10'4
Having upvc double glazed window with pleasing aspect towards the Berwick Estate, coving to ceiling, exposed wooden flooring.

Bedroom three

10'8 x 6'11
Having upvc double glazed window to front, radiator, wood effect flooring, coving to ceiling.

Outside

To the front of the property there is a concrete and paved driveway. To the side of this there is a low maintenance stoned garden with circular paved patio area. Gated pedestrian access then leads to a paved pathway that leads to the property's generous sized rear garden comprising: Brick paved patio area, paved pathway, lawned gardens, low maintenance stoned section, inset shrubs. The rear gardens border Berwick Estate and offering a fantastic outlook.

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

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As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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).

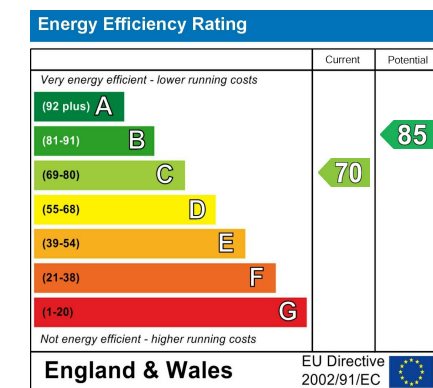
Referral fee disclaimer

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

