

FOR SALE

6 Coracle Way, The Old Meadow, Shrewsbury, SY2 6AT



FOR SALE

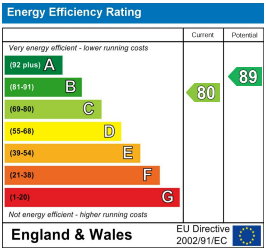
Offers in the region of £435,000

6 Coracle Way, The Old Meadow, Shrewsbury, SY2 6AT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An immaculately presented and attractively improved townhouse, offering deceptively spacious accommodation, set over three floors, with garage and a lovely outlook in this highly sought after development.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Walking distance to town centre.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Secure private development
- Attractively presented throughout
- Recently upgraded kitchen
- Well proportioned rooms
- Driveway parking and garage
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, head down Wyle Cop and over the English Bridge taking the first left turn before the traffic lights. Proceed to the barrier and into the development.

SITUATION

The property is delightfully positioned in this most sought after popular development, being only a short distance away from the excellent range of town centre amenities, which include a wide variety of shops, restaurants and social facilities. The property is positioned within walking distance of the Quarry park, which has some lovely walks along the banks of the River Severn. Shrewsbury provides excellent schooling including both state and private, whilst the town centre also offers a rail services. Commuters will be delighted to note that there is excellent road access links to the A5, which leads to the M54 motorway and West Midlands beyond.

DESCRIPTION

6 Coracle Way is a beautifully presented and attractively maintained townhouse, which offers generous accommodation laid out over three floors. The ground floor provides a reception hall, with useful guest WC and positioned to the rear of the property is a improved and re-fitted kitchen diner with double doors leading out to the rear gardens. To the first floor, is a generous living room with balcony seating area offering a lovely aspect over towards the River Severn. Also to the first floor is the principal bedroom which has an en-suite shower room, there is also a separate wash room. To the second floor there are three further bedrooms, one of which provides and en-suite shower room, with the remaining two being served by a bathroom. Outside, there is a block paved driveway with space for circa two vehicles and also giving access to the integral garage. The gardens comprise landscaped areas to the rear, ideal for seating with room for potted plants. The property also has the benefit of two balcony's and communal gardens which lead down to the River Severn.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

Staircase to first floor, built in cloaks cupboard, access door to garage, built in understairs store area.

GUEST WC

Providing a white suite comprising low level WC, pedestal wash hand basin, part tiled walls.

RE-FITTED KITCHEN DINER

Tiled floor and providing a modern range of high gloss soft close eye and base level units, comprising cupboards and drawers, with generous Corian worksurface area over and incorporating a toughen resin Blanco sink unit and drainer with mixer tap over, eye level storage cupboard housing Logic gas fired central heating boiler, integral Zanussi double oven, microwave and grill. Integral fridge freezer, feature island with Zanussi four ring induction hob unit and numerous drawers under. Twin glazed french doors leading out to the rear landscaped gardens. Ceiling downlighters and skirting level lighting.

FIRST FLOOR LANDING

With staircase to second floor and doors off and to:-

LIVING ROOM

With twin glazed french doors leading out onto a generous balcony seating area, providing a lovely aspect over the communal grounds and towards the River Severn and Shrewsbury Castle.

BEDROOM ONE

With a range of fitted wardrobes. Twin glazed french doors leading onto a terrace balcony seating area.

EN-SUITE SHOWER ROOM

Tiled floor and a modern white suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower, inset tiling and sliding splash screen, wall mounted heated towel rail. Extractor fan.

WC

Providing a modern white suite comprising low level WC, pedestal wash hand basin, part tiled walls and extractor fan.

SECOND FLOOR LANDING

Built in airing cupboard housing the pressurised hot water cylinder.

BEDROOM TWO

With fitted double wardrobe. Windows with lovely aspect over communal grounds towards the River Severn and Shrewsbury Castle.

EN-SUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin and generous shower cubicle with mains fed shower, inset tiling and sliding splash screen, extractor fan and heated towel rail.

BEDROOM THREE

BEDROOM FOUR

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls, splash screen, ceiling downlighters, extractor fan and heated towel rail.

OUTSIDE

The property provides a block paved driveway with space for circa two vehicles, whilst also giving vehicular access to the integral garage and pedestrian access to the front of the property. Hive EV car charging point.

GARAGE

With metal up and over electric entrance door, power and light points.

THE GARDENS

In addition to the balcony's, the gardens are located to the rear and have been landscaped for ease of maintenance, providing a flagged patio seating area, with additional gravelled section with space for potted plants, all enclosed by established hedgerows. The property also has the benefit of some beautifully maintained and well stocked communal grounds, which provide a lovely outlook over the River Severn.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

AGENTS NOTE

There is a service charge for the upkeep of the communal grounds which totalled £459.37 for the last counting year.