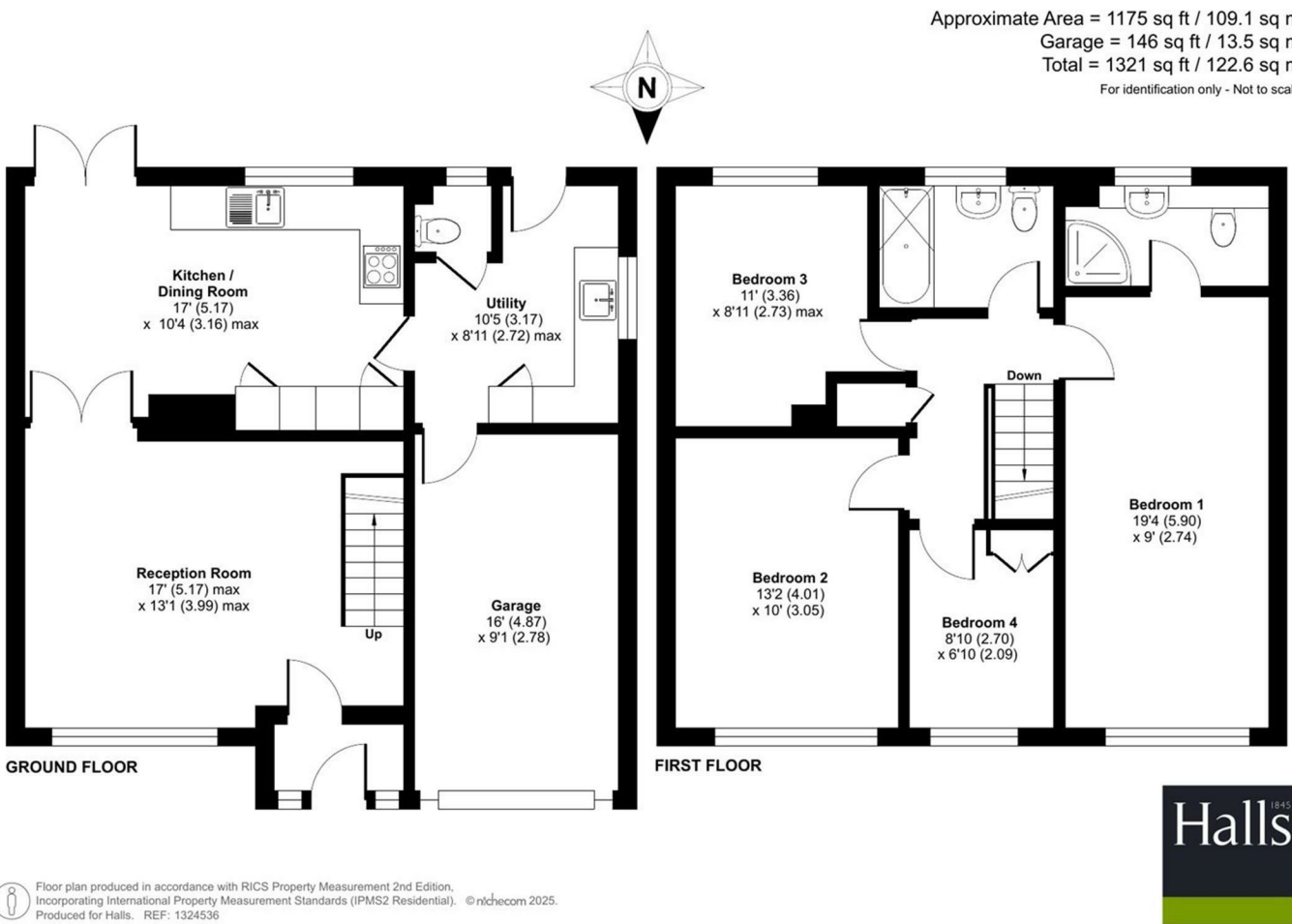


FOR SALE

6 Coseley Avenue, Shrewsbury, SY2 5UP



FOR SALE

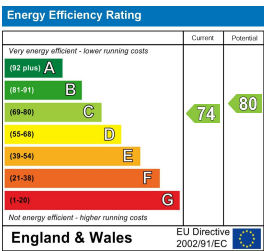
Offers in the region of £330,000

6 Coseley Avenue, Shrewsbury, SY2 5UP

**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



A beautifully presented and attractively appointed semi detached house, providing a superb living environment, set with garage and stunning south facing gardens in this popular residential area.



01743 236444

**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.





2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Cul-de-sac position
- Beautifully presented rooms
- Modern kitchen with integrated appliances
- Driveway parking and garage
- Delightful gardens
- Popular residential location

**DIRECTIONS**  
From Shrewsbury town centre, proceed down Wyle Cop, over the English Bridge and continue along Abbey Foregate. At the traffic lights, take the left turn onto Monkmoor Road and proceed to the end. At the roundabout, proceed straight across, taking the right turn onto Conway Drive. Proceed along Conway Drive, taking the right turn into Coseley Avenue and the property will be found after a short distance on the right hand side.

**SITUATION**  
The property is conveniently situated in an established popular residential locality having the benefit of a number of shops positioned on the fringe of the development. Shrewsbury town centre is only a short drive away and offers a more comprehensive range of amenities with its excellent shopping centre, leisure and social facilities together with a rail service. Commuters will also find that easy access is gained to a number of commuter routes, predominantly linking through to the M54 motorway and on to Telford.

**DESCRIPTION**  
6 Coseley Avenue is a beautifully appointed and attractively presented semi detached house, which has undergone numerous improvements over recent years. The ground floor provides a spacious living room, an impressive open plan kitchen diner arrangement to the rear, which contains a number of modern units and integrated appliances. Sitting adjacent is a spacious utility room and guest WC. To the first floor, there are four bedrooms, the principal of which has an en-suite shower room, with the remaining three being served by the family bathroom. Outside, driveway parking leads to the integral garage, whilst the gardens which sit predominantly to the rear, are a beautiful feature and include patio sun terrace entertaining areas, neatly manicured lawns and abundantly stocked and established shrubbery beds and borders.

**ACCOMMODATION**  
Panelled part glazed entrance door leads into:-  
**ENTRANCE PORCH**  
With door to:-  
**LIVING ROOM**  
Staircase to first floor, inset electric fire, ceiling downlighters and double doors through to:-  
**MODERN KITCHEN DINER**  
Providing an attractive range of gloss eye and base level units comprising cupboards and drawers, with generous worksurface area over and incorporating a sink unit and drainer with mixer tap, integral Lamona electric oven and grill with integrated Lamona microwave. Integrated base level fridge, integrated base level freezer, four ring Lamona gas hob unit. Twin glazed french doors to rear garden and part glazed door to:-

**UTILITY ROOM**  
Tiled floor, ceiling downlighters, continuation of the kitchen high gloss units with fitted worktop over and stainless steel sink unit with mixer tap. Space and plumbing for washing machine, space for tumble dryer, extractor fan, access door to garage, part glazed door to rear garden and door to:-

**GUEST WC**  
With tiled floor and low level WC.

**FIRST FLOOR LANDING**  
Ceiling downlighters and light tube. Built in airing cupboard housing the wall mounted Glow-Worm gas fired central heating boiler, access to loft space, doors off and to:-

**BEDROOM ONE**  
With access to loft space and door to:-

**ENSUITE SHOWER ROOM**  
Providing a modern suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards and drawers under, corner shower cubicle with mains fed shower with drench head and additional feeder shower attachment, inset aqua boarding, ceiling downlighters and extractor fan.

**BEDROOM TWO**

**BEDROOM THREE**  
With ceiling downlighters.

**BEDROOM FOUR**  
Fitted wardrobe with storage cupboard over.

**BATHROOM**  
With tiled floor and providing a suite comprising low level WC, wall mounted wash hand basin and panelled bath with mains fed Grohe shower over, splash screen, part tiled walls, ceiling downlighters, extractor fan, heated towel rail.

**OUTSIDE**  
The property is approached over a brick paved driveway, which provides ample parking and gives access to the integral garage and pedestrian access to the front and side of the property.

**GARAGE**  
Remote control electric roller entrance door, power and light points.

**THE GARDENS**  
To the front, the gardens offer beautiful well stocked and established shrubbery beds and borders, containing an extensive variety of specimen shrubs and plants. Adjacent to the rear of the property is an Indian sandstone flagged sun terrace, ideal for outdoor socialising and entertaining. Steps then raise to a neatly manicured lawn, with a number of herbaceous borders, containing a number of shrubs and plants, together with specimen trees. To the top section, a meandering pathway extends between further beautifully stocked borders. External cold water tap. Purchasers should be delighted to note that the rear gardens benefit from a southerly facing aspect.

**GENERAL REMARKS**

**ANTI-MONEY LAUNDERING (AML) CHECKS**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**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 in Council Tax band 'B' on the Shropshire Council Register.

**VIEWINGS**  
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.