

Old Coleham Court is a unique, contemporary residence in a riverside location.



"Envisage, engineer, emerge" has been our mantra at SY Homes as we bring our vision for new residential apartments in Coleham, Shrewsbury to reality.

After significant investment in architectural and engineering expertise, our state-of-art building is under-construction with completion expected in mid 2025.

Expect penthouses with rooftop terraces, duplex apartments with cantilevered glass staircases, and a stylish and relaxing courtyard for residents.

Modern floor plans, original interior design and the highest standard of fixtures and finishes combine to make homes in this development stand apart from any others in Shrewsbury

A residential building unlike any other in Shrewsbury



43 apartments, duplex and penthouses.

Rooftop terraces with incredible views.



Central courtyard for residents.

Energy-efficient homes with solar panels.



Raised level, allocated, residents' parking.

Automatic number plate recognition for security.



Electric vehicle charging points.

High-specification kitchens designed with a centre island.

Separate utility room for washing machine and tumble dryer.



One or two bedrooms with a choice of fitted wardrobes.

Bathrooms with Porcelanosa tiling and sanitary ware, and underfloor heating.

All specifications are subject to change. Please speak to the Sales Manager for exact specifications for each property.



There's a lot to love about living in Coleham



Coleham has a village-like atmosphere, a vibrant high street and a welcoming local community.

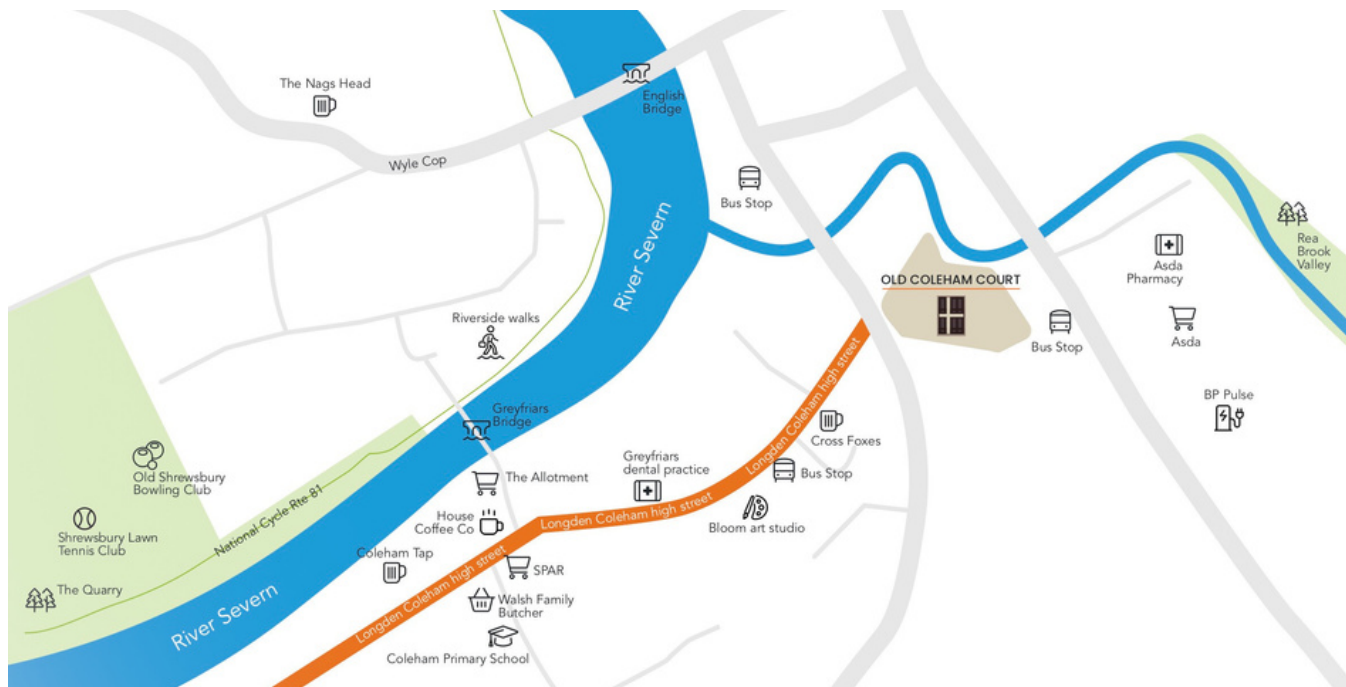


Along Coleham Longden, enjoy independent shops, cafes and pubs, hair dressers and services, plus many arts and sports clubs.



Old Coleham Court is situated at the end of Longden Coleham, close to The Abbey and The English Bridge, and a short stroll to the Rea Brook Valley Nature Reserve.

Stroll across the pedestrian Greyfriars Bridge into The Quarry and Shrewsbury town centre.



Penthouse and Duplex homes of the highest specification with unrivalled views

Luxurious interior design, spacious open-plan living and a private terrace ensure the penthouses at Old Coleham Court are the envy of Shrewsbury. Those perfect views are framed with floor-to-ceiling windows and glass balustrades.

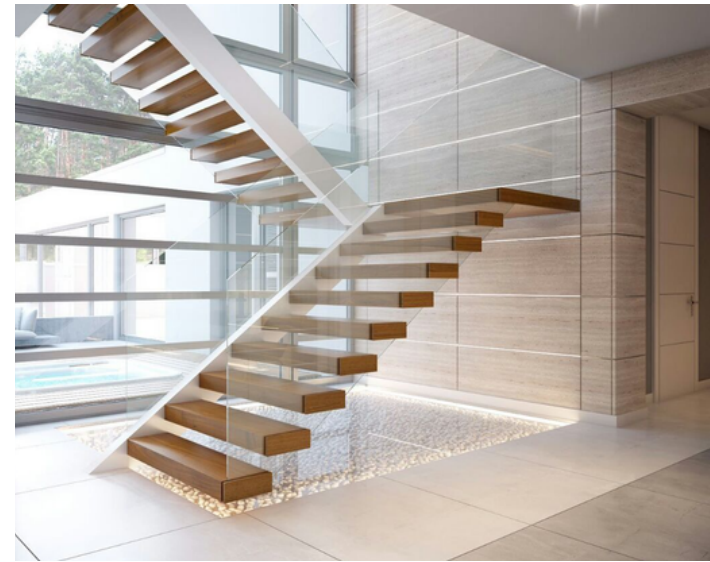
Duplex penthouses feature glass cantilevered staircases.

A bespoke kitchen featuring a show-stopping centre island has been designed to the highest specifications. Integrated appliances include a Quooker tap, Neff coffee machine, double oven and warming draw, wine cooler, and fridge/freezer. A separate utility room conceals the washing machine and tumble dryer.

Bathrooms and en-suites are fitted with Porcelanosa tiling and sanitary ware, and have underfloor heating.

Solar panels are installed on the roof to provide an environmentally-friendly, additional source of hot water.

All specifications are subject to change. Please speak to the Sales Manager for exact specifications for each property.



The courtyard

At the heart of Old Coleham Court lies the residents' courtyard, a peaceful and stylish open-air sanctuary.

Located on Floor 1, the courtyard provides all-important outside space where residents can meet and relax.

Four of the First Floor apartments have direct access into the courtyard.



Contemporary *Porcelanosa* tiling and original bench seating combine with ancient olive trees and shrubs in a warm Mediterranean design.

In the evening, subtle lighting creates private, zoned areas.

Used in many European cities, the courtyard design brings in light and fresh air.

The courtyard measures over 360 sqm and has two step-free entrances.



An acoustic engineer consulted on Old Coleham Court as part of the architectural process. Sound absorption has been considered throughout the building with deep insulation in the walls.

Beautifully bespoke Scandinavian windows from *Rational* improve the sound and heat insulation. Double glazed and highly energy-efficient, they act as the catalyst to a totally comfortable and content environment.

An EPC rating of B is expected for every property.



Residents' parking



Automatic number plate recognition (ANPR): this state-of-the-art high-tech solution is incorporated into the car park security.



51 parking spaces. 11 tandem bays (two spaces).
Parking spaces are available to purchase. Max. two per property.



22 electric vehicle charging bays.

Local transport



Direct trains to Birmingham, Manchester, Wales & London.



Direct bus routes to town centre and further destinations.



Access to National Cycle Routes.
Bike storage on site.

Floor 0

Raised parking level with residents' amenities

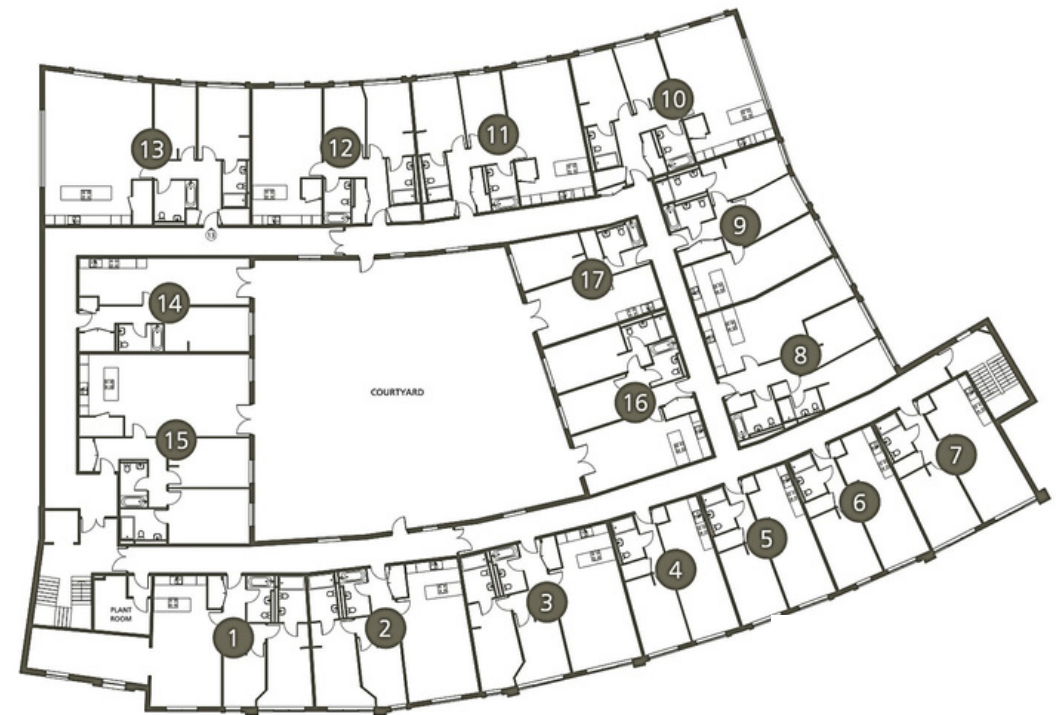


Residents' parking with ANPR, post room and refuse area are located on the raised ground floor (Floor 0).

At street level, enter into the elegant lobby. Access up to the raised ground floor via stairs or wheelchair-compatible lift.

Floor 1

Apartments and residents' courtyard

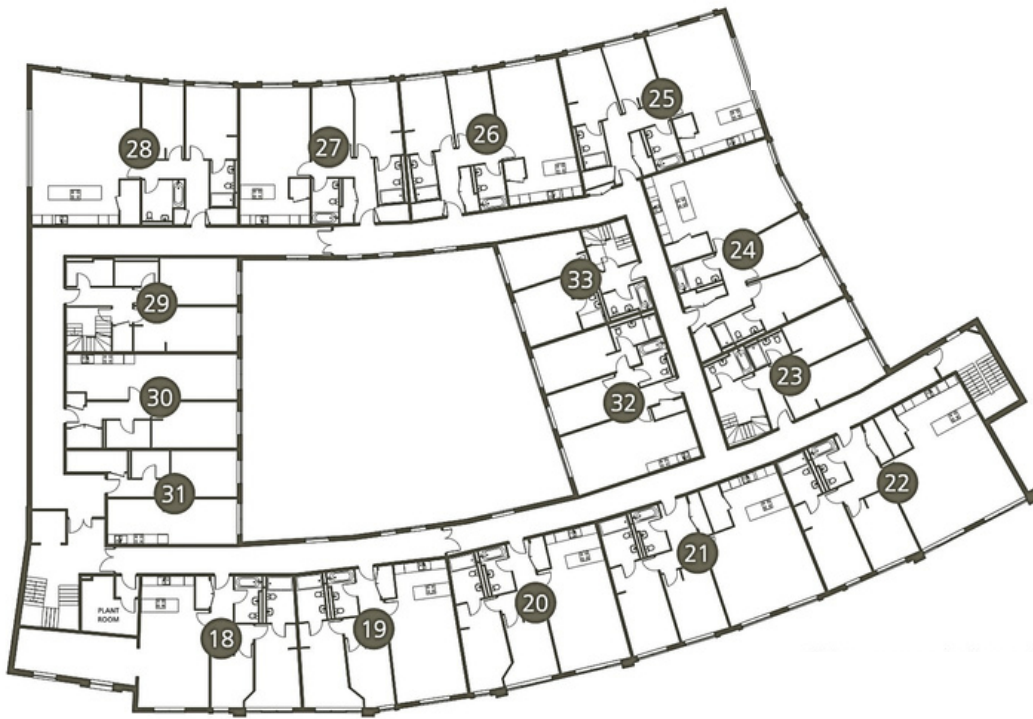


The open-air courtyard is located on Floor 1 and is accessible to all residents with an entrance on either side.

Four of the apartments on Floor 1 have direct access into the courtyard.

Floor 2

Apartments and duplex

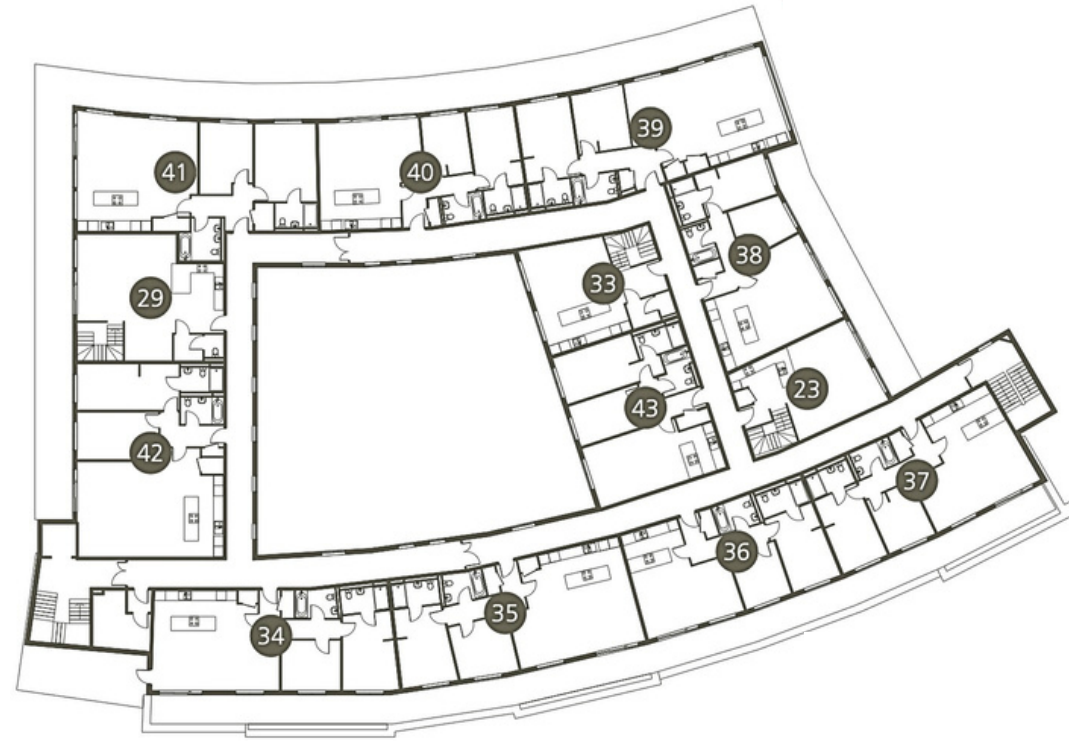


The three Duplex are located over Floors 2 and 3 with levels connected by a cantilevered glass staircase (23, 29, 33).

Lift access is available between all floors (0 - 3). There are two stairwells located in the building.

Floor 3

Penthouses and duplex



Eleven penthouses with terraces are located on Floor 3 and offer fabulous views across Shrewsbury.

Two of the penthouses are duplex with a cantilevered glass staircase (23, 29).



Holistically invested in Shrewsbury

SY Homes is an award-winning, reputable, local and family-run developer.

We build with the intention that our homes add real value to this beautiful market town.

Our design-led approach brings together architecture, craftsmanship, community and sustainability.

"The attention to detail and specification of the property is second to none. Nothing has been too much trouble and I've felt valued every step of the way. I would have no hesitation buying another home from SY Homes."

- Owner at Albury Place, SY Homes' award-winning development in SY, 2023

Follow our journey



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