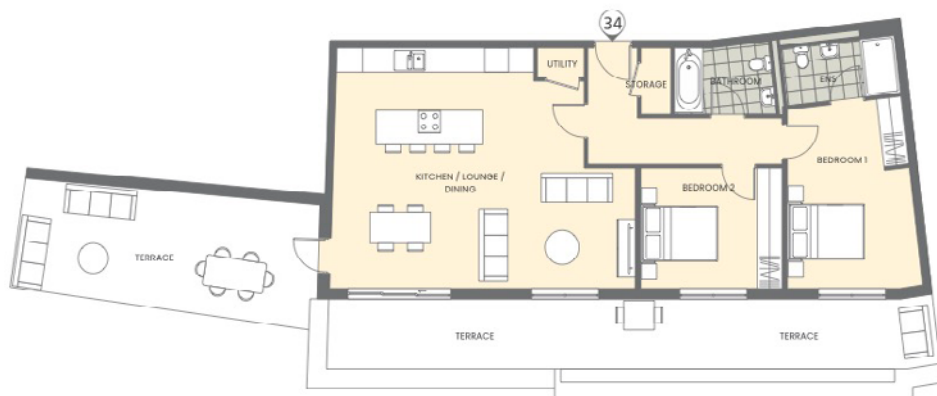
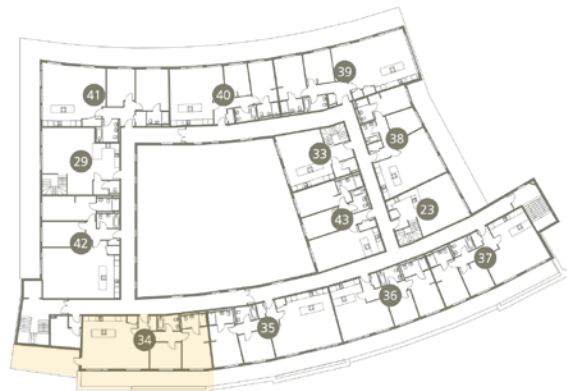


# Old Coleham Court

SHREWSBURY | SY3 7BQ



**34**

Total sq m:

**97**

**£739,000**

**34** is the only Penthouse with TWO private balconies. An entertainer's paradise, the expansive open-plan living space opens to a bespoke kitchen with showpiece centre island. Delight in west-facing views to 'the loop' and golden sunsets, from inside or out.



2 bedrooms



2 bathrooms



Penthouse



Parking



Solar



Utility room



1041sqft 97sqm



Terrace



South-West facing



Level 3



Communal courtyard



**Sales office and view home open by appointment.**

Call Sharon on 01743 403131 or email [sharon@syhomes.co.uk](mailto:sharon@syhomes.co.uk)

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# SPECIFICATION

Total sq m: **96.7**  
Excluding terrace: **34**

## KITCHEN

- Nolte fitted kitchen A+
- Handleless doors and drawers with soft hinges and anti-finger mark surface
- Worktops in Quartz stone 20mm
- Centre island counter 900mm, in Quartz Stone 20mm
- Upstands full height, in Quartz Silestone 20mm
- LED strip lights under wall units
- Lighting in handle trim
- Bora Puru vented hob
- Siemens single oven
- Siemens combi microwave
- Siemens dishwasher
- Siemens fridge / freezer
- Siemens iQ500 washer/ dryer integrated
- Caple wine cooler 300mm
- Quooker tap
- Pyramis single bowl stainless steel sink
- Sink liner – grey plastic
- Cutlery tray – grey plastic
- Waste bin – 30L grey plastic

## ELECTRICAL

- Solar panels for supplementing hot water
- EV chargers (on application)
- MVHR ventilation system
- Radiators with room-control thermostat
- Window blinds with remote control
- Video intercom
- Low energy lighting
- Bathroom mirrors with motion-sensor lighting
- Chrome switches and sockets
- USB sockets
- TV and BT sockets
- Shaving sockets

## SECURITY

- Bespoke front door, handmade, fire resistant
- Yales AS series, Euro Turn Cylinder lock
- Keyless entry to main entrance and internal doors
- Code-restricted access to each floor
- CCTV cameras in communal areas
- ANPR secured car park
- Post room lockers
- Window locks

## SAFETY

- Smoke detectors in the hallway
- Heat and smoke detectors in the kitchen
- Sprinkler system in every room



Living area	8m x 6.3m	26.2 ft x 20.7 ft
Roof terraces	7m x 3m	23.0 ft x 9.8 ft
	16.6m x 1.7m	54.5 ft x 5.6 ft
Bedroom 1	4.9m x 3.2m	16.1 ft x 10.5 ft
Bathroom 1	3m x 1.8m	9.8 ft x 5.9 ft
Bedroom 2	3.7m x 3.2m	12.1 ft x 10.5 ft
Bathroom 2	2.8m x 1.8m	9.2 ft x 5.9 ft
Storage	1.7m x 0.8m	5.6 ft x 2.6 ft
Utility	1.4m x 1.3m	4.6 ft x 4.3 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## EXTRAS AVAILABLE

- Fitted wardrobes in bedrooms
- Flooring in bedrooms
- Parking spaces

## ADDITIONAL INFORMATION

- Service charge for this property will be £161 / month
- Service charges are fixed for three years from Completion date
- Sold as a Leasehold, with a share of Freehold
- All main services installed: electric, water
- Council tax Band B (unconfirmed) - £145 / month estimated
- EPC rating B

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