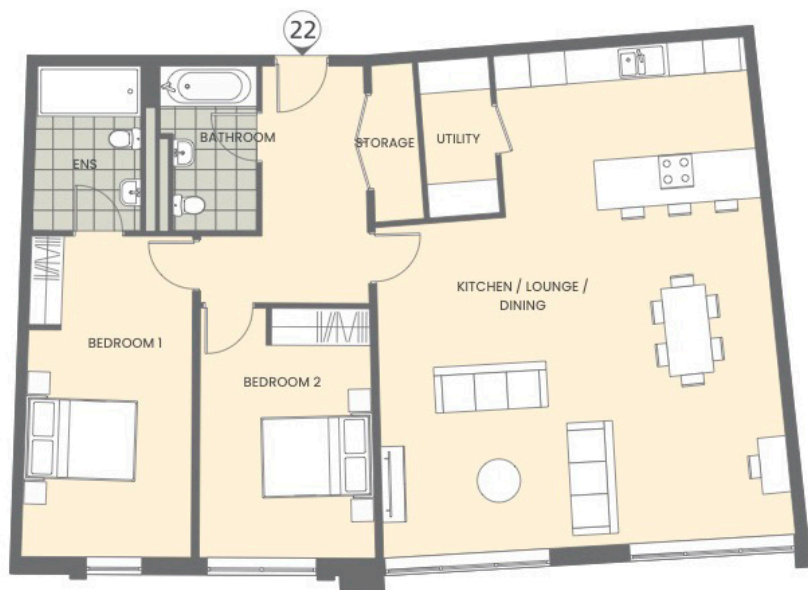
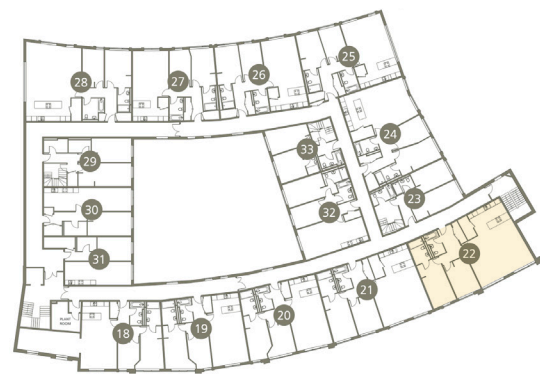


Old Coleham Court

SHREWSBURY | SY3 7BQ



22

Total sq m:

120.3

£469,000

22 is one of the largest homes in Old Coleham Court, located in a quiet corner of Floor 2 with lift access.

The open-plan living area is perfectly balanced with two triple-width floor-to-ceiling windows. The spacious kitchen has an elegant green-and-oak design with white counter tops, plus a separate utility room.



2 bedrooms



2 bathrooms



Apartment



Utility room



1295sqft 120sqm



Level 2



South facing



Communal courtyard

Sales office and view home open by appointment.

Call Sharon on 01743 403131 or email sharon@syhomes.co.uk

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SPECIFICATION

KITCHEN

- Nolte fitted kitchen B+
- Handleless doors and drawers with soft hinges
- Worktops in Quartz Silestone 20mm
- Centre island-style counter 900mm, in Quartz Silestone 20mm
- Upstands full height under wall units, in Quartz Silestone 20mm
- LED strip lights under wall units
- Bora Puru vented hob
- Bosch single oven
- Bosch combi microwave
- Bosch dishwasher
- Bosch fridge / freezer
- Bosch washing machine Series 4 freestanding
- Bosch tumble dryer Series 4 freestanding (on stacking unit)
- Caple wine fridge 300mm
- Quooker tap
- Single bowl stainless steel sink
- Sink liner – grey plastic
- Cutlery tray – grey plastic
- Waste bin – 30L grey plastic

ELECTRICAL

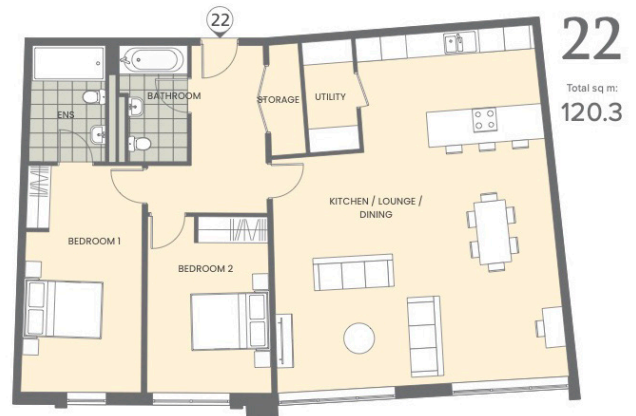
- Chrome switches and sockets
- USB sockets
- Low energy lighting
- Video intercom
- TV and BT sockets
- Window blinds with remote control
- MVHR ventilation system
- Radiators with room-control thermostats
- Bathroom mirrors with motion-sensor lighting
- Shaving sockets
- EV chargers (on application)

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	8.5m x 7.5m	27.9 ft x 24.6 ft
Utility	2.8m x 1.3m	9.2 ft x 4.3 ft
Bedroom 1	5.8m x 3m	19 ft x 9.8 ft
Bathroom 1	3m x 2.2m	9.8 ft x 7.2 ft
Bedroom 2	4.4m x 3.1m	14.4 ft x 10.2 ft
Bathroom 2	3m x 1.7m	9.8 ft x 5.6 ft
Storage	2.8m x 0.8m	9.2 ft x 2.6 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 £200 / 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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