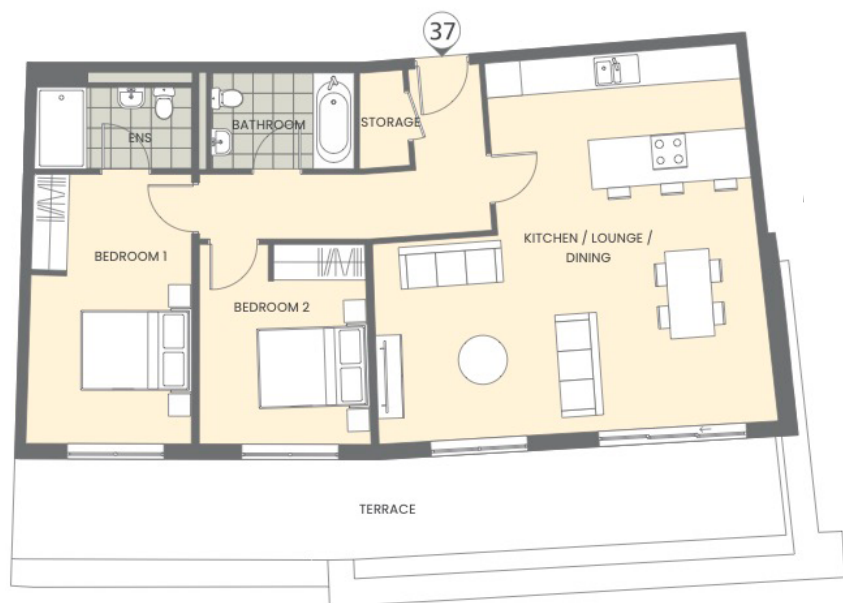
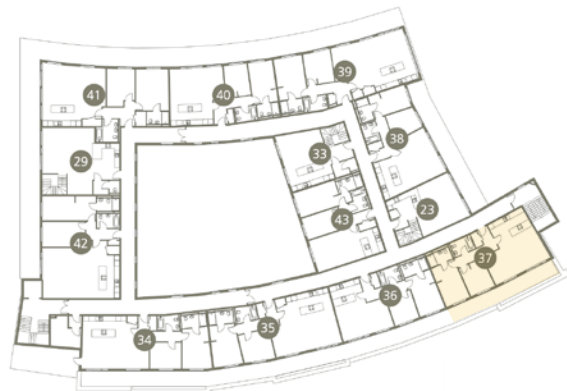


# Old Coleham Court

SHREWSBURY | SY3 7BQ



**37**

Total sq m:

**91**

**£629,000**

**37** is a stylish Penthouse in a quiet corner location with generous balcony.

Perfect for entertaining, the light-filled open-plan living area features a stylish kitchen with centre island, built-in media wall, and leads to a private balcony of 25 sqm.



2 bedrooms



2 bathrooms



Penthouse



Parking



Solar



Terrace



975sqft 91sqm



Level 3



South-West facing



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

## 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

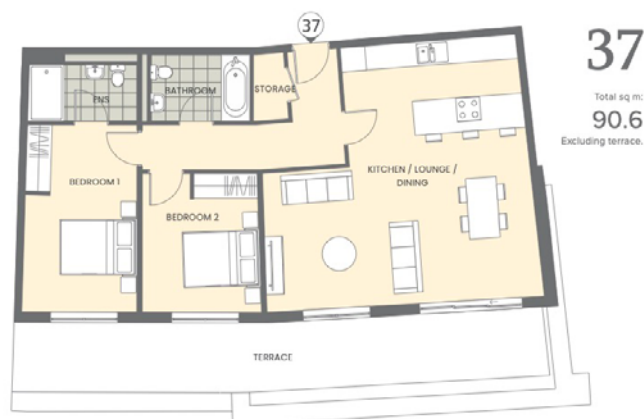
- Solar panels for supplementing hot water
- EV chargers (on application)
- MVHR ventilation system
- Radiators with room-control thermostat
- Window blinds with remote control
- Video intercom
- Low energy lighting
- Bathroom mirrors with motion-sensor lighting
- Chrome switches and sockets
- USB sockets
- 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  | 7m x 6.9m    | 23.0 ft x 22.6 ft |
| Roof terrace | 14.8m x 1.7m | 48.6 ft x 5.6 ft  |
| Bedroom 1    | 4.9m x 2.9m  | 16.1 ft x 9.5 ft  |
| Bathroom 1   | 2.8m x 1.7m  | 9.2 ft x 5.6 ft   |
| Bedroom 2    | 3.6m x 3m    | 11.8 ft x 9.8 ft  |
| Bathroom 2   | 2.8m x 1.7m  | 9.2 ft x 5.6 ft   |
| Storage      | 1.5m x 0.8m  | 4.9 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 £151 / 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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