







**75 Longden Coleham, Shrewsbury, SY3 7DZ  
Offers In The Region Of £375,000**

A recently renovated three bedroom end of terrace house, with deceptively spacious accommodation, having recently undergone a complete renovation, the renovation has been done sympathetic to the period of the property and this stunning home is ready and waiting for its new owners. No upward chain.







## Floor Plan (not to scale - for identification purposes only)



The accommodation includes an impressive entrance hallway, attractive living room, stunning open plan refitted kitchen diner with integrated appliances, WC and utility. The first floor offers two double bedrooms and a luxury refitted bathroom. In the basement there is a further double bedroom. To the rear there is a small patio area and gravelled area suitable for parking for one vehicle.

The property is situated in this highly sought after residential location within close proximity to riverside walks and within walking distance of the medieval town centre of Shrewsbury. Access to the national road and rail network is excellent from this location.

### **Reception Hall**

With attractive tiled flooring, door leading to

### **Living Room**

With feature log burner set on a slate hearth, traditional column radiator, single glazed bay window to front, fitted shelving to alcove.

### **Kitchen Diner**

Refitted with a contemporary range of units comprising Belfast sink with mixer taps set into Quartz worksurfaces and tiled splash back, extending to three wall sections with further work surface providing breakfast bar seating area. Extensive range of cupboards and drawers under, integrated fridge freezer, four ring hob with extractor hood and single oven. Matching range of built in eye level cupboards. Wooden flooring, inset ceiling lights, window to side and traditional column radiator. Door leading to:

### **Rear Hall**

With wooden flooring and door to outside rear. Sliding door leading to Cloakroom and Utility.

### **Cloakroom**

With low flush wc and wash hand basin set into vanity unit, inset ceiling light, traditional column radiator, window to rear and wooden flooring.

### **Utility**

With space and plumbing for washing machine and tumble dryer, inset ceiling light, wooden paneling to wall with space for storage, traditional column radiator, window to rear and wooden flooring.

Door from Dining room provides access to stairs leading down to basement

### **Bedroom**

With window to front, fitted storage cupboard and traditional column radiator.

Stairs rise from reception all to First floor landing with access to loft space, storage cupboard and window to side.

### **Bedroom**

With window to front, traditional column radiator.

### **Bedroom**

With window to rear and traditional column radiator.

### **Bathroom**

With tiled flooring, window to side, traditional column radiator, feature wall with wooden paneling, paneled bath, wash hand basin, separate shower unit with glass encloser, traditional style WC.

### **Outside**

The property is approached via steps leading to front door with small forecourt area. Vehicle access is available to the rear, open gravelled area provides parking for one car and there is a small paved patio with raised floral border.

### **General Notes**

#### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 14 Mbps & Superfast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk for surface water is: high and flood risk for river and sea is: very Low. We would recommend this is verified during pre-contract enquiries.

#### **COUNCIL TAX BANDING**

The council tax banding of this property is currently delated. We would

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recommend this is confirmed during pre-contact enquires.

### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.





**Local Authority:** Shropshire Council  
**Council Tax Band:** Currently delated  
**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.