



Roger
Parry
& Partners

The Carriage House, 1 Cole Hall Mews, Hills
Lane, Shrewsbury, SY1 1QD



**The Carriage House, 1 Cole Hall Mews, Hills Lane, Shrewsbury, SY1 1QD
Offers In The Region Of £325,000**

This charming period coach house occupies a central location in the market town of Shrewsbury within a few minutes of walk all its amenities. Spacious and well-maintained accommodation on two floors briefly comprises: large entrance hall, downstairs master bedroom with ensuite shower room and walk in wardrobe, further family bathroom. On the first floor, there is a large open plan kitchen living area with vaulted ceiling, together with a further double bedroom. The property has the benefit of electric panelled heating, double glazing and allocated parking space adjacent to the property which is big enough to accommodate two smaller cars. Internal inspection of the property is highly recommended to appreciate the quality and convenience of the location.



Accommodation comprising: Panel front door with chrome furnishings to:

Reception Hall

7'7 x 10'10 (2.31m x 3.30m)

With wood effect laminate flooring, two wall mounted electric panel heaters, ample power points, feature staircase leading to first floor. Range of recess spotlights, large full-length double-glazed window to the front, alarm control pad and useful understairs recess, reception hall gives access to:

Principle ground floor bedroom

13'3 x 11'4 (4.04m x 3.45m)

With wood effect laminate flooring, wall mounted electric panel heater, ample power points, TV aerial socket, double glazed window to the side with further two high level feature windows to the front, two wall lights and central light point, door to walk in wardrobe, with lighting point, hanging rail, shelving and hot water cylinder, door to:

En Suite Shower Room

7'3 x 5'4 (2.21m x 1.63m)

Fitted with large corner shower unit with glazed sliding doors and fitted shower, extractor fan, range of recess spotlights and shaver socket.

From Entrance Hall, door to:

Family Bathroom

7'10 x 5'6 (2.39m x 1.68m)

Fitted with P shaped panelled bath with fitted shower over, fully tiled to bath area, half tiled to remaining wall sections, pedestal wash basin, w/c, ceramic tiled flooring, extractor fan, range of recess spotlights.

From Hallway, feature staircase leads to:

First Floor Landing

4'5 x 5'3 (1.35m x 1.60m)

With exposed brickwork to one wall, wood effect laminate flooring, wall mounted electric panel heater, double glazed skylight, spotlights and double power point.

Landing gives access to:

Open plan living area/ kitchen

14'11 x 18'6 (4.55m x 5.64m)

With range of shaker style kitchen units with wood effect worktops with built in 1 ½ bowl ceramic single drainer sink unit, built in dishwasher, built in ceramic electric hob with glass and stainless steel extractor hood above with built in electric oven below, built in washing machine & dryer, further built in fridge and freezer with storage units above, wood effect laminate flooring, wall mounted electric panel heater, feature beams, ample power points, TV aerial socket, feature circular window to the front with feature shutter, further double glazed skylight to the rear and range of recessed spot lights.

Landing gives access to:

Bedroom Two

9'6 x 11'11 (2.90m x 3.63m)

With vaulted ceiling and feature beams, wall mounted electric panel heater, wood effect laminate floor covering, two wall light points, built in double wardrobe with hanging rail and shelving and double-glazed feature circular window to the front.

The property has the benefit of an allocated parking space to the front which can accommodate two small cars and a bike store.

Agents Notes

Although the property is leasehold the property will be sold with the benefit with a share of the freehold, therefore there is no ground rent payable and the only the payments that would be due would be a share of the building's insurance and small annual accountancy fee, which for the year 2023/2024 was £230.

The property has been let out as a successful holiday home, please contact agent if you would like income information regarding this usage. The property therefore is available to be purchased fully furnished.

General Notes**TENURE**

We understand the tenure is Leasehold- share of the freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 330 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

Presently under business rates (unpayable). We would recommend this is confirmed during pre-contract 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.

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



Approximate total area⁽¹⁾

847.01 ft²

78.69 m²

Reduced headroom

7.97 ft²

0.74 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority & Council Tax Band: Presently under business

EPC Rating: E

Tenure: Leasehold - Share of 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.

Directions:

Walking from our office at Frankwell, walk over the Welsh and continue towards the Town centre onto Hills Lane, follow the road round and the property is situated in the corner adjacent to the public car park.

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

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 a 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.