







**1 Princes Court, Coedway, Shrewsbury, SY5 9BF**  
**£575,000**

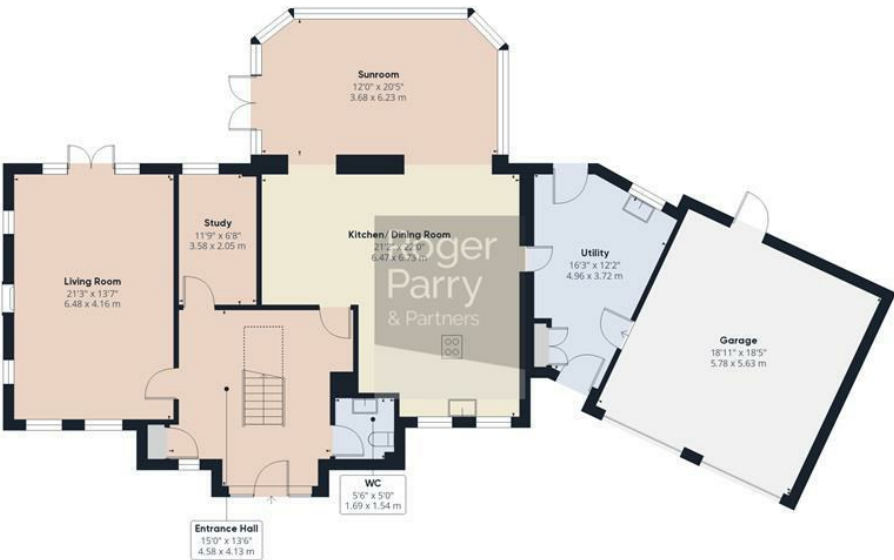
An impressive and attractively designed four bedroom family house with spacious and well planned accommodation in a beautiful countryside location. The accommodation briefly comprises of reception hall with cloakroom, home office/ snug, triple aspect living room with doors to garden, fabulous generously proportioned and exceptionally well-equipped kitchen diner with open access into family sun room, utility room, feature galleried landing, principal and guest bedroom with en suite shower rooms, family bathroom and two further double bedrooms. The property has the benefit of double glazing, oil central heating, private driveway, double garage with overhead storage space and enclosed rear garden. Viewing is highly recommended to take in all the finer details of this beautiful home.



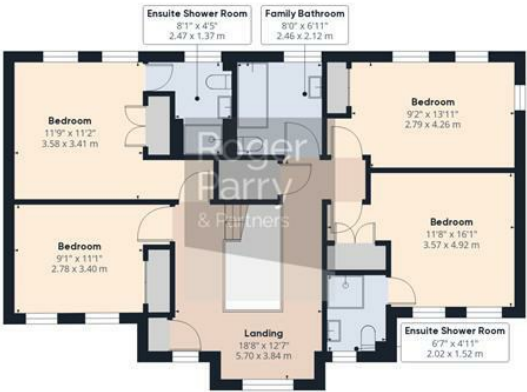




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

2672.35 ft<sup>2</sup>  
248.27 m<sup>2</sup>

Reduced headroom

22.37 ft<sup>2</sup>  
2.08 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The property is located approximately 9 miles west of Shrewsbury and is well placed to access to Welshpool, Oswestry and also the local bypass linking up to the M54 motorway network and the Midlands beyond.

**Entrance Hallway**

Entrance door opening into an impressive hallway with solid Oak wooden flooring and central feature Oak staircase leading to the galleried landing, cloaks cupboard, radiator, doors to the kitchen/dining room, downstairs cloak room, living room and home office/ snug.

**Living Room**

Providing a lovely triple aspect with windows to front and side and doors leading to rear garden. Feature fireplace with Yorkshire limestone fire surround and log burner.

**Home Office/ Snug**

Radiator and window with view to rear garden.

**Downstairs Cloakroom**

Fitted with a modern suite comprising of low-level W.C and wash hand basin. Radiator, extractor fan.

**Fabulous open plan Kitchen/Dining Room**

Fitted with a stunning Kenton Jones kitchen, giving an excellent range of store cupboards and drawers, breakfast bar with induction extractor hob and storage beneath, there are high quality granite worktops with a sink and drainer, integrated appliances including a dishwasher, two microwaves, two eye level Neff ovens and two warming draws beneath. Radiator and tiled floor.

**Sun Room/ Family Room**

With a solid roof and sky lights, tiled flooring, radiator, this a stunning space to relax or entertain with windows and French doors to walled garden.

**Utility Room**

Fitted with wall mounted store cupboards, Quartz worktops with a sink and drainer with cupboards beneath, space and plumbing for a washing machine, space for a dryer, integrated fridge/freezer, doors to the double garage, rear garden and full length storage cupboard.

From entrance hall feature Oak Staircase with balustrade leads to spacious galleried first floor landing, barrel ceiling and inset spot lighting, access to loft, large arch window to front, doors to rooms, built-in storage cupboard with shelving, further built-in cupboard.

**Principal Bedroom**

Double bedroom with built in wardrobes, radiator and windows to rear. Door to en-suite.

**En Suite Shower Room**

Fitted with W.C, wash hand basin and shower unit with sliding glass doors, extractor fan, heated towel rail, window to rear, tiled surround to walls.

**Guest Bedroom**

Double bedroom with built in wardrobes, radiator and windows to front. Door to en-suite.

**En Suite Shower Room**

Fitted with W.C, wash hand basin, shower unit with sliding glass doors, extractor fan, heated towel rail, window to front, tiled surround to walls.

**Bedroom**

Double bedroom with built in wardrobes, radiator and windows to front.

**Bedroom**

Double bedroom with built in wardrobes, radiator and window to rear.

**Family Bathroom**

Fitted with Jacuzzi bath, W.C, wash hand basin, extractor fan, radiator, double glazed window.

**Outside**

To the front of the property there is a lawned garden and paved patio, adjoining tarmac driveway providing parking for several cars and access to DOUBLE GARAGE with electric up and over doors, service door to garden and recently replaced Oil central heating boiler, access to loft storage. The enclosed rear garden is laid mainly to lawn with paved patio area, shrubbery beds and enclosed by brick wall.

**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 and water services are connected, the property also benefits from Oil central heating and shared drainage

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arrangement with other residents in Princes Court with an annual approximate cost of £160. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 56Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquiries.

#### 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





## General Services:

**Local Authority:** Powys Council

**Council Tax Band:** G

**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.

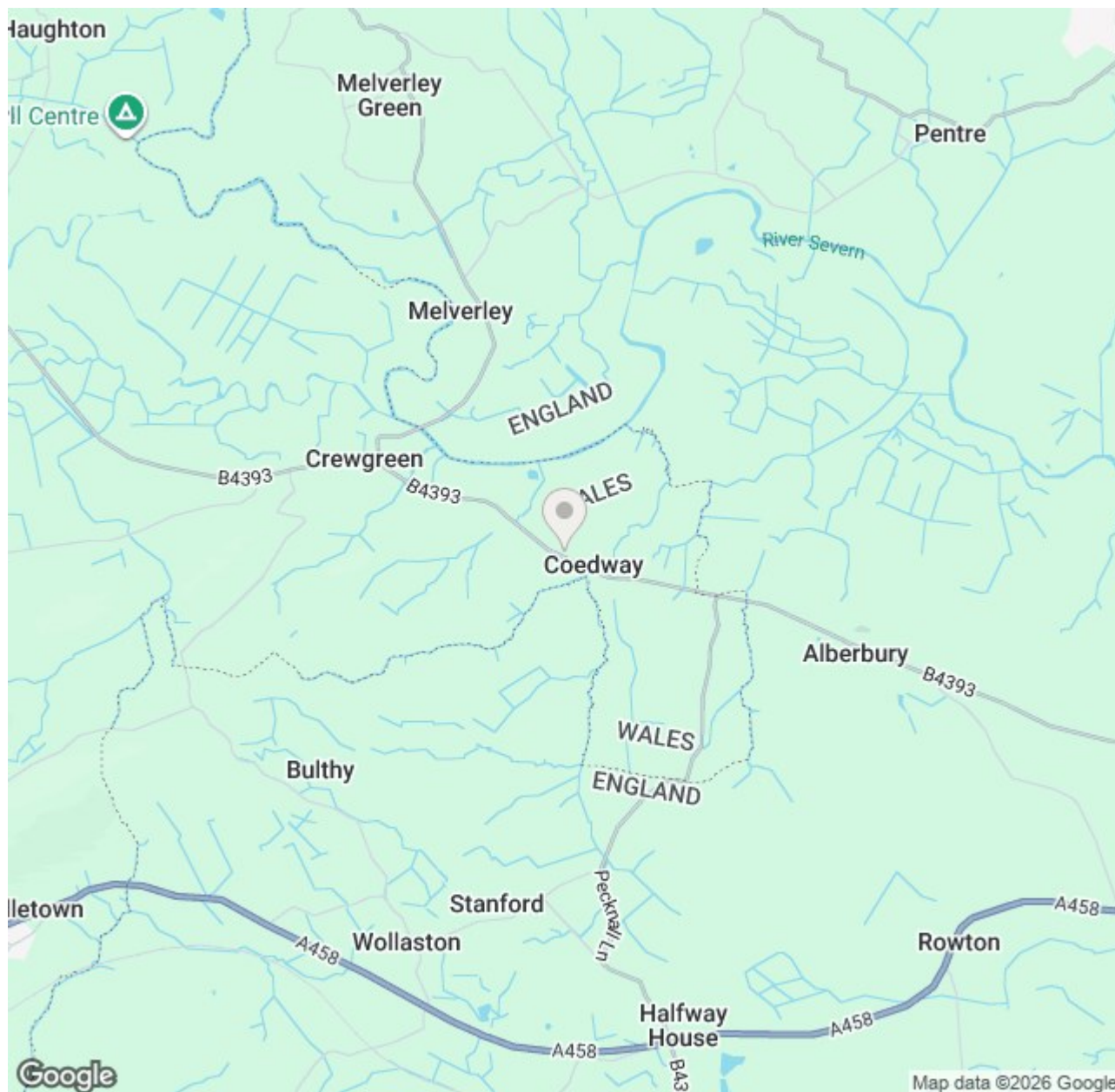
## Viewing arrangements

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.