



Coleham Cottage, 2b, Longden Gardens, Shrewsbury, Shropshire, SY3 7EG

£255,000

A rare find, this most charming Georgian period 2 bedroom semi detached oozes character while providing plenty of scope for further improvement. Set back in a peaceful setting away from the hustle and bustle of Coleham, while just a short walk from the town centre, accommodation includes: Entrance Hall, Attractive Spacious Living Room, Kitchen, Garden Room. Upstairs Are 2 Bedrooms And Bathroom. GCH. Outside There Are Two Garden Areas. PLEASE NOTE THERE IS NO PARKING WITH THE PROPERTY.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Period wooden entrance door.

Entrance Hall

Exposed timber to one wall, exposed brick and quarry tiled floor. period wooden door leads to staircase which leads to First Floor Landing.

Living Room 14' 0" x 11' 10" (4.26m x 3.60m)
Recessed fireplace with exposed brickwork, hearth and cast iron glass fronted wood burner inset, radiator, large window to the front. Attractive recess with window overlooking garden.

Kitchen 15' 1" x 7' 5" (4.59m x 2.26m)
Range of units to 3 wall areas, work tops, wall mounted plate rack with shelving above and cupboard to the side, freestanding Smeg cooker with gas hob and electric oven, quarry tile flooring, window overlooking garden to the side.

Garden Room 14' 10" x 9' 9" (4.52m x 2.97m)
A spacious room, wall mounted gas central heating boiler, Windows and French doors lead to garden but require some maintenance.

First Floor Landing

Original wooden cupboard. Latch style wooden doors.

Bedroom 1 15' 2" x 10' 8" (4.62m x 3.25m)
Exposed floor boards, Georgian period cast iron grate with surround and stone hearth, windows to front and side, built in storage cupboard, double radiator.

Bedroom 2 10' 10" x 7' 10" (3.30m x 2.39m)
Exposed floor boards, Georgian period cast iron grate with surround and stone hearth and window to the side with exposed wooden beam above.

Bathroom 7' 7" x 6' 11" (2.31m x 2.11m)

Fitted with roll top bath with has been re-enamelled, mixer tap with shower attachment, wash basin, high flush cast iron cistern, half wall tongue and groove panelling, original wooden beam above window to the rear.

Outside

The cottage enjoys a peaceful setting approached via a small private pathway off Longden Gardens. There is a garden to the front with pond and various shrubs - A wrought iron gate leads to a brick courtyard adjacent to side of property. Steps lead up to garden and seating area which catches the sun beautifully. Please note there is NO parking at the property. On-street parking is available close by.

Directions

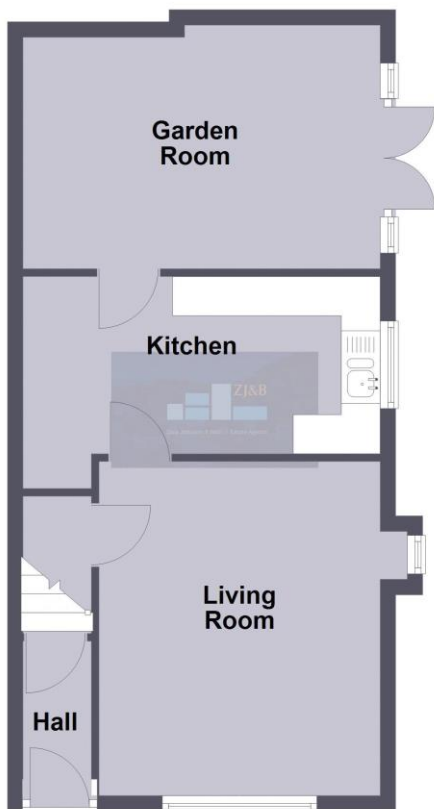
Walking from Longden Coleham, turn left into Longden Gardens. Proceed past first pair of mature cottages before turning left down a narrow pathway which leads to Coleham Cottage. The cottage can be seen from Longden Gardens sitting behind number 2 Longden Gardens.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



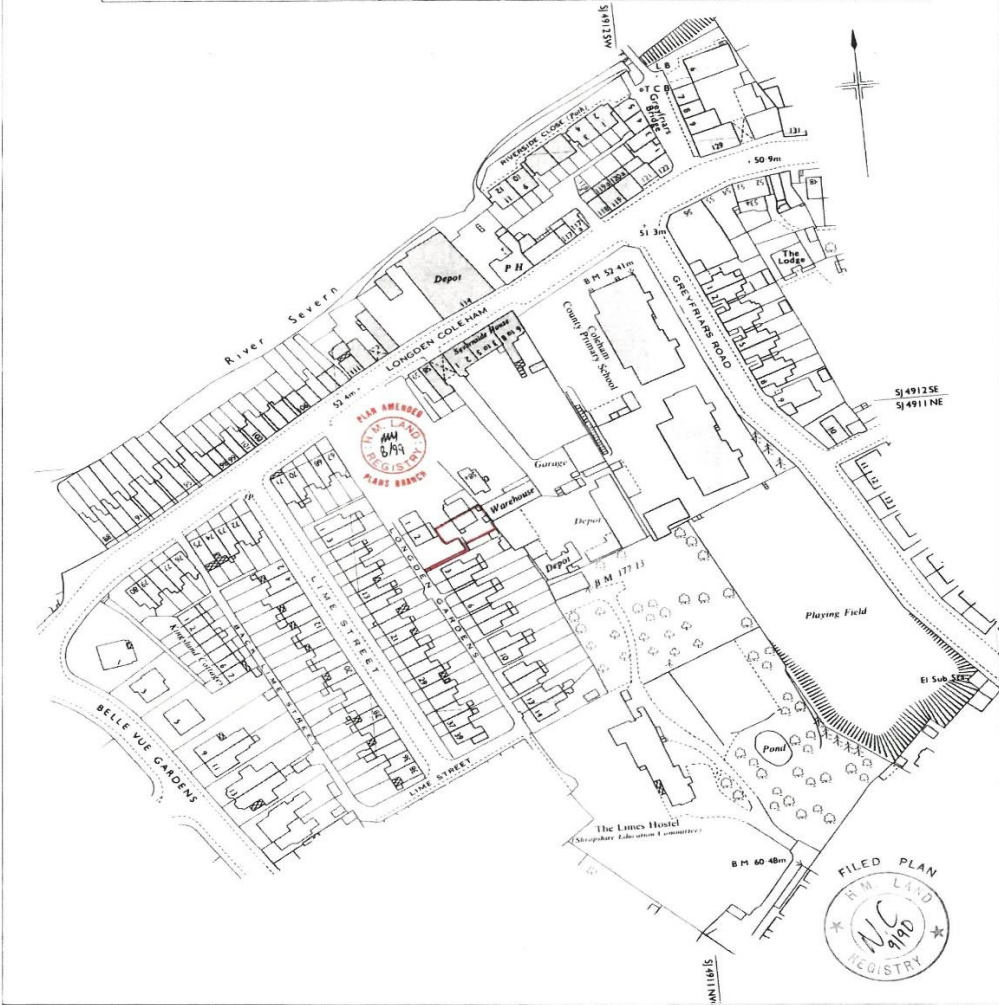
First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

H.M. LAND REGISTRY		TITLE NUMBER SL40518	
ORDNANCE SURVEY PLAN REFERENCE	SJ4911	SECTION T	Scale 1/1250
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