



## 1 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1 2NN

### Offers in the Region Of £269,500

Quality is the first word to use when describing this amazing 3 bedroom town house. Accommodation includes: Generous Hall, Living Room With Hand Built Oak Display Furniture, Large Conservatory, Impressive Kitchen/Breakfast Room With Bespoke Anthony Lewis Oak Units With Granite Work Tops, Utility Room, Modern Bathroom, Main Bedroom With En-suite Shower Room, 2 Further Good Sized Bedrooms. GCH, DG. Beautiful Extensive Gardens. Close To Train Station/Town Centre And Rural Walks. This Property Must Be Seen.



## **1 Coton Mount, Coton Hill, Shrewsbury, Shropshire, SY1 2NN**

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**

Pitched roof entrance storm porch, double glazed entrance door.

### **Entrance Hall**

2 double glazed windows to the front, large under stairs storage cupboard housing Worcester gas fired central heating boiler, staircase leads to First Floor Landing.

### **Living Room** 17' 10" x 10' 11" (5.43m x 3.32m)

Feature marble fire surround with inlay, hearth and Living Flame gas fire inset, quality built in Anthony Lewis oak unit with glass fronted display cabinets with lighting, cupboards and drawers, radiator, double glazed window to the front, double glazed sliding patio doors to

### **Conservatory** 15' 2" x 8' 3" (4.62m x 2.51m)

Double glazed construction with self cleaning blue glass roof, radiator, French doors lead to most attractive rear garden.

### **Kitchen/Breakfast Room** 11' 5" x 9' 10" (3.48m x 2.99m)

Beautifully fitted with high quality bespoke Anthony Lewis units with solid granite worktops incorporating breakfast bar, sink unit, tiled splash backs, tiled flooring, integrated appliances include; dishwasher, Belling range with 2 fan ovens, glass splash back and extractor fan. Display lighting, radiator, double glazed window overlooking delightful rear garden.

### **Utility Room** 6' 10" x 6' 1" (2.08m x 1.85m)

Tiled flooring, work surface, sink unit, base and eye level cupboards, double glazed doors to front and rear.

### **Bathroom** 7' 9" x 5' 6" (2.36m x 1.68m)

Fitted with contemporary white 3 piece suite providing bath with shower unit over, wash basin with vanity surface and cupboards and drawers beneath, WC, tiled flooring, tiled walls, double glazed side window, heated towel rail.

### **First Floor Landing**

Double glazed window to the front, built in airing cupboard.

### **Bedroom 1** 11' 0" x 10' 4" (3.35m x 3.15m)

Radiator, high quality, bespoke Anthony Lewis oak bedroom furniture providing wardrobes, shelving and drawers, large double glazed window over looking rear garden.

### **En-suite Shower Room**

Tiled walls and flooring, fitted with large shower cubicle, wash basin and WC, heated towel rail.

### **Bedroom 2** 11' 3" x 7' 8" (3.43m x 2.34m)

Radiator, dual aspect double glazed windows.

### **Bedroom 3** 11' 0" x 7' 4" (3.35m x 2.23m)

A good size 3rd bedroom with oak shelving, double glazed window to the front, radiator.

### **Outside - Front**

The property is approached over a herringbone pattern brick driveway with slate bed to one side. Gated access to enclosed side courtyard with shed, an ideal area for storage.

### **Rear Garden**

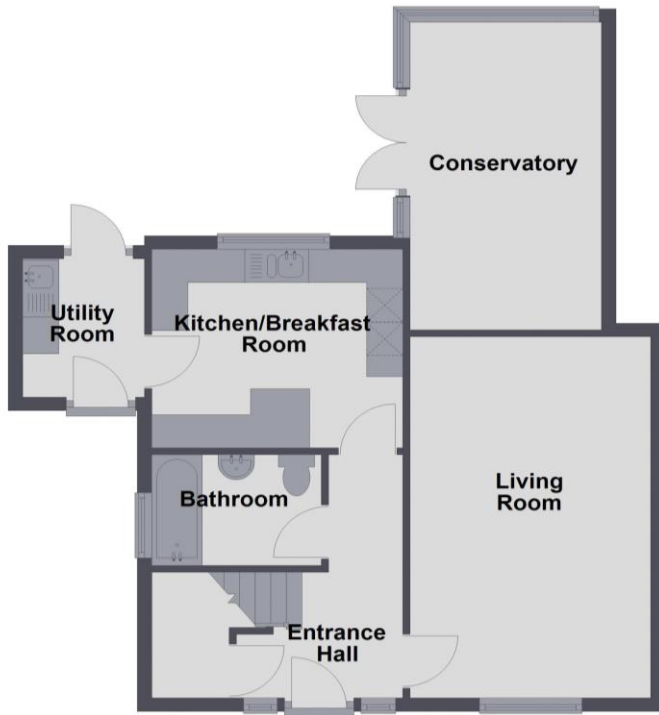
A wonderful feature of the property, approached onto timber decking leading to extensive lawn with pathway to one side. Deep well stocked shrub beds and borders including Camelia and Flowering Cherry trees. Towards the rear of the garden is a productive, raised vegetable garden with greenhouse and hidden seated area to the right hand corner The garden is well enclosed by fencing and hedging. External lighting and tap.

### **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



## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

1 Cotton Mount BREWSTER 971 2004	Energy rating <b>D</b>	Valid until: 27 September 2034
		Certificate number: 2107-3042-2201-6104-4204

Property type: Semi-detached house

Total floor area: 78 square metres

#### Rules on letting this property

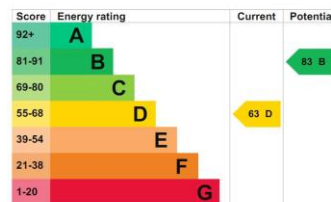
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-who-let-a-property#minimum-energy-efficiency-standards-and-0) (<https://www.gov.uk/guidance/landlords-who-let-a-property#minimum-energy-efficiency-standards-and-0>).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**