



## **The Mouse Hole, 29 Coton Hill, Shrewsbury, Shropshire, SY1 2DZ**

**£162,000**

A charming characterful one bedroom grade II listed mid terrace. Accommodation over three floors including: Dining Room/Kitchen With Period Inglenook Feature, 1st Floor Living Room and Bathroom, Large 2nd Floor Bedroom With Wealth Of Exposed Timbers. Great Location - Close To The Train Station And Town Centre.



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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**

Wooden entrance door.

#### **Dining Room/ Kitchen** 17' 4" x 9' 10" (5.28m x 2.99m)

A delightful split-level room, the main feature is the exposed brick inglenook fireplace with arched inglenook beam set to the corner, sash window to the front, storage heater, tiled work surface set to fireplace with inset 4 ring electric hob and electric oven below, cupboard ideal for housing fridge etc.. Kitchen is fitted with laminated work tops, base and wall units, inset sink unit, deep tiled surround, double glazed window overlooking rear courtyard, glass panel door to the rear. From the Kitchen staircase leads to First Floor.

#### **First Floor Living Room** 17' 4" x 11' 5" (5.28m x 3.48m)

Again with feature exposed brickwork to the chimney breast, ornamental fireplace with brick hearth, storage heater, sash window to the front, exposed ceiling timber, double glazed window to the rear enjoying delightful open aspect. Staircase leads to Second Floor Bedroom.

### **Bathroom**

Fully tiled and fitted with 3 piece suite including bath with electric shower unit over, wash basin, WC, double glazed rear window.

#### **Second Floor Bedroom** 15' 6" x 8' 1" (4.72m x 2.46m)

Full of character, with exposed timber frame, wall and ceiling timbers, electric storage heater, window to the front, large built in wardrobe/storage cupboard, access to roof space.

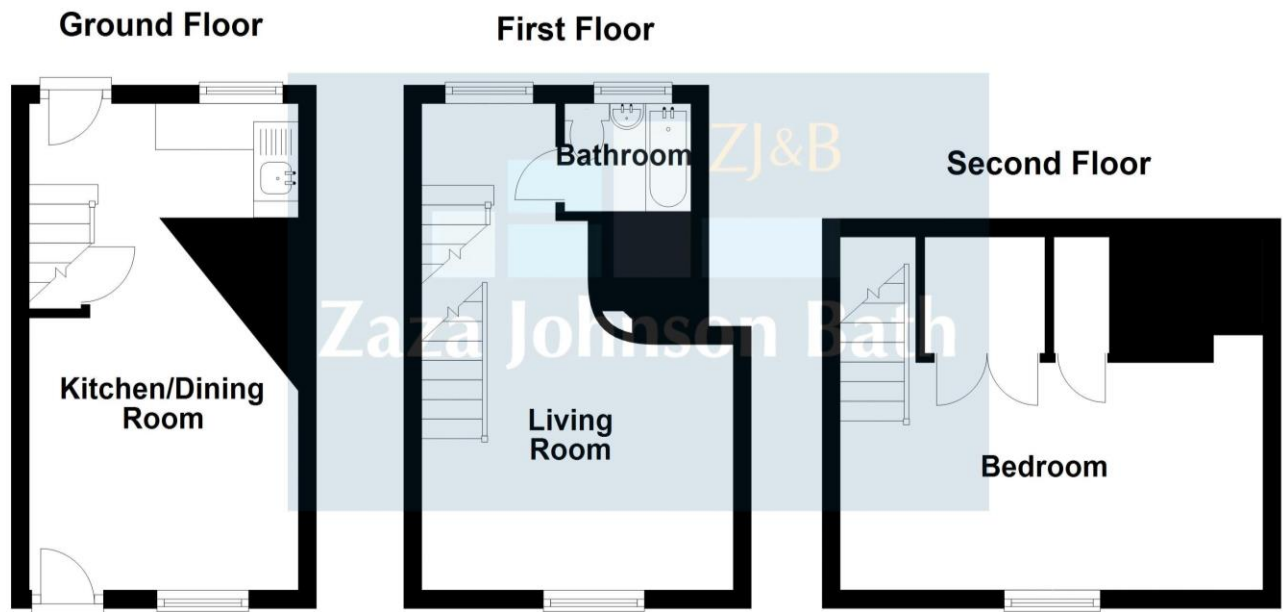
### **Rear Yard**

Small paved and cobbled open seating area.

### **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**



## The Mouse Hole, 29 Coton Hill, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

### Energy performance certificate (EPC)

29 COTON HILL SHREWSBURY SY1 2DZ	Energy rating <b>E</b>	Valid until: 23 February 2031 Certificate number: 0140-2302-0020-2029-9771
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**Property type**  
Mid-terrace house

**Total floor area**  
39 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

[See how to improve this 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**