



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **2 Brewery House, Longden Coleham, Shrewsbury, Shropshire, SY3 7JD**

### **Offers in the Region Of £765,000**

This most impressive, spacious, immaculately presented townhouse sits proudly above the bank of the River Severn and has been refurbished to an incredibly high standard by the current seller. This beautiful home combines character and modern living with accommodation including Entrance Hall, Cloakroom/WC, Living Room, Fabulous Contemporary Kitchen/Dining Room, 3 Good Size Bedrooms, En-Suite Bathroom, Shower Room, Balcony, Crittall Style Windows, Garage and Driveway. NO UPWARD CHAIN.



## 2 Brewery House, Longden Coleham, Shrewsbury, Shropshire, SY3 7JD

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

The property is situated in this highly desirable area with local shops close by providing a range of artisan stores. Located within walking distance of the town centre via Greyfriars Bridge or Kingsland Toll Bridge and is in the catchment area for popular primary and senior schools. The medieval town centre of Shrewsbury boasts fantastic bars and restaurants, The Theatre Severn, Railway Station, and the popular Quarry Park with the beautiful Dingle Gardens.

### Accommodation comprises

Crittall style entrance door, matching windows to either side with fitted shutters.

### Entrance Hall 16' 0" x 3' 6" (4.87m x 1.07m)

Wood effect laminate flooring, radiator, built in cloaks cupboard, staircase leads down to Kitchen/Dining Room and staircase leads up to First Floor.

### Cloakroom/WC 6' 6" x 2' 10" (1.98m x 0.86m)

Fitted with wash basin, WC, lit mirror, extractor fan, wood effect laminate flooring, radiator.

### Living Room 25' 11" x 14' 4" (7.89m x 4.37m)

Wood effect laminate flooring, 2 radiators, large Crittall style windows and doors leading onto Balcony with gorgeous views over the River Severn toward The Quarry Park.

### Kitchen/Dining Room 19' 1" x 14' 4" (5.81m x 4.37m)

Beautifully fitted contemporary Kitchen. Corian worktops, island unit with induction hob inset, 1 1/2 bowl sink unit, Quooker tap with filtered water, integrated appliances include oven, steam oven, microwave and plate warmer and Bosch dishwasher, freestanding fridge/freezer. Crittall style windows and doors leading onto rear garden patio.

### Garage 16' 1" x 14' 7" (4.90m x 4.44m)

Electric door, electric consumer unit, under stairs storage cupboard, fitted worktop with inset sink unit, space and plumbing for washing machine and tumble dryer beneath.

### First Floor Landing 14' 9" x 6' 9" (4.49m x 2.06m)

Radiator, carpet.

### Bedroom 2 12' 4" x 14' 3" (3.76m x 4.34m)

Carpet, radiator, feature circular window, 2 double built in wardrobes with mirror fronted sliding doors, access to Shower Room.

### Bedroom 3 10' 0" x 14' 3" (3.05m x 4.34m)

Originally 2 smaller bedrooms and has been converted to provide a large double bedroom with radiators, 2 windows with fitted shutters. This room lends itself to a variety of uses.

### Jack & Jill Shower Room 11' 5" x 6' 6" (3.48m x 1.98m)

Recently upgraded with dark wood effect tile flooring, fully tiled walls, fitted with 3 piece suite including large shower cubicle with chrome fittings, twin wash basins set to vanity unit with concealed shaver socket, chrome towel radiator, extractor fan.

### Second Floor Landing

Wood effect laminate flooring,

### Boiler Room

Wood effect laminate flooring, newly fitted wall mounted gas fired boiler, hot water cylinder, double glazed Velux window to the front.

### Master Bedroom 22' 7" x 14' 4" (6.88m x 4.37m)

Beautifully renovated providing a lovely large room with double Crittall style doors providing plenty of natural lighting and lead out onto balcony with lovely views. Wood effect laminate flooring, 2 radiators.

### En-Suite Bathroom 8' 9" x 6' 10" (2.66m x 2.08m)

Again, recently upgraded to provide a fabulous bathroom providing a white contemporary suite with wash basin set to vanity unit, WC and slipper bath with mixer tap, chrome towel radiator, corner shower unit with rain fall shower head and aqua-boarding around, extractor fan, double glazed Velux window to the front.

### Balcony

With lovely views.

### Rear Garden

A lovely outside space providing a paved patio with gravel bed beyond. Enclosed by hedging and brick wall with wrought iron railings to the rear enjoying lovely views over the River Severn and towards The Quarry Park.

### External - Front

Secure gated access leads to communal driveway with private driveway parking and access to garage. Electric vehicle charging point. Wrought iron staircase leads to the entrance door.

### Council Tax Band F

**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**



## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)		
2 Storey House Longdon Coliseum SHREWSBURY SY2 7JD	<b>Energy rating</b> <b>C</b>	<b>Valid until:</b> 18 March 2035 <b>Certificate number:</b> 9380-3048-3207-0745-0204
Property type		Mid-terrace house
Total floor area		177 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 rating and score**

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

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

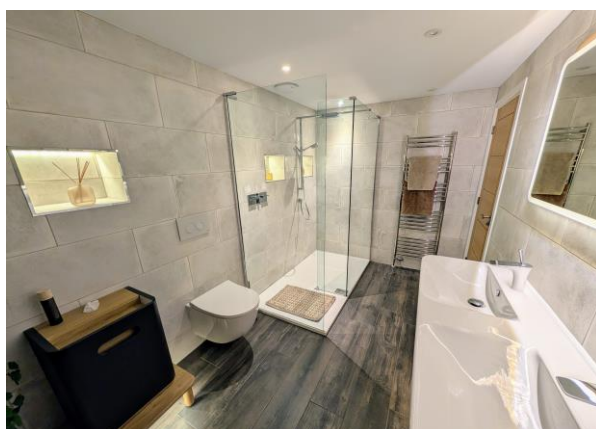
The graph shows this property's current and potential energy rating.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	61	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### 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**