



**29 Round Hill Green, Coton Hill,  
Shrewsbury, Shropshire, SY1 2NQ**

**Offers in the Region Of £240,000**



This well built, 3 bedroom end of terrace property with lovely open outlook to the front is located conveniently for the town centre and station. The accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Bathroom, 3 Bedrooms, Large Driveway, Good Size Rear Garden, GCH, DG. No Upward Chain.

Located within walking distance of the town centre, railway and bus stations, this well-built family home offers comfortable accommodation throughout and has double glazing and gas central heating. The Entrance Hall has a tiled floor, window to the side and useful under stairs storage cupboard. The Living Room has feature fireplace with electric fire inset and windows to the front and rear overlooking the good size rear garden. The Kitchen/Dining Room overlooks the good size garden and is well fitted with a good range of units including integrated oven and hob with ample space for further appliances. The Bathroom is on the ground floor and fitted with white 3-piece suite including shower fitting over the bath and there are 3 Good size bedrooms on the first floor. To the front of the property is a generous driveway providing ample parking, overlooking open playing field to the front and to the rear, a good size tiered garden with patios, lawn, and wood chipping to the rear boundary with a shed.

**Accommodation comprises**

**Entrance Hall** 9' 5" x 5' 3" (2.87m x 1.60m)

**Living Room** 17' 3" x 10' 4" (5.25m x 3.15m)

**Kitchen/Dining Room** 10' 9" x 10' 10" (3.27m x 3.30m)

**Bathroom** 4' 10" x 7' 2" (1.47m x 2.18m)

**First Floor Landing**

**Bedroom 1** 10' 11" x 10' 11" (3.32m x 3.32m)

**Bedroom 2** 9' 11" x 10' 5" (3.02m x 3.17m)

**Bedroom 3** 6' 6" x 10' 5" (1.98m x 3.17m)

**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.

**Services:**

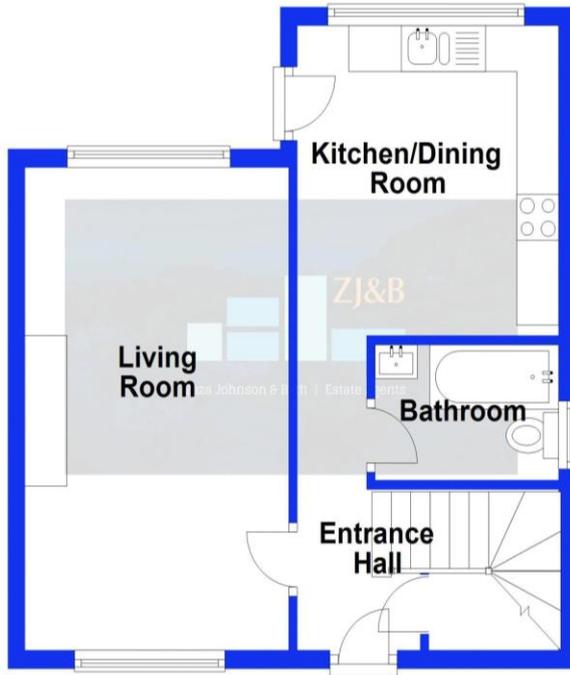
**Council Tax Band**

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

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

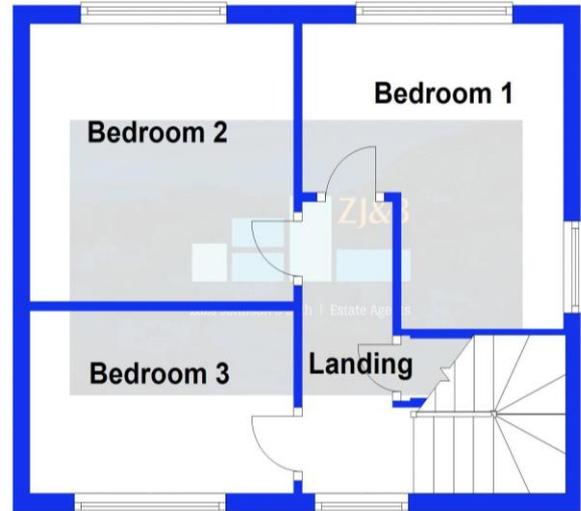
## Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 70.7 sq. metres (760.5 sq. feet)

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

## FLOOR PLANS FOR GUIDANCE ONLY

14/07/2023, 14:46

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

29 ROUND HILL GREEN SHERWOOD SY1 2NQ	Energy rating <b>D</b>	Valid until: 4 October 2030 Certificate number: 6030-1420-3009-0245-0206
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**Property type**  
End-terrace house

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

#### Energy rating and score

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

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

