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The Coach House, 20a Wenlock Road, Shrewsbury, Shropshire, SY2 6JW

£785,000

This early Victorian era detached house enjoys a handsome facade and glorious views over Reabrook Conservation Area Towards the south Shropshire Hills. In an excellent location close to the town centre, the extensive flexible accommodation provides:

Entrance Hall, Stunning Living Room With Large Bay Window, Sitting Room,
Large Kitchen/Breakfast Room, Utility Room, Boot Room, WC.

Upstairs Are 4 Double Bedrooms (One With En-suite Shower Room), Main Bathroom.
Ample Driveway Parking And Beautiful South Facing Rear Garden.



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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 with diamond glass inset and fan light above.

Impressive Entrance Hall 28' 4" x 5' 3" (8.63m x 1.60m)

Oak flooring, 2 radiators, useful recess ideal for a Study Area, French doors open on the garden enjoying far reaching views from an elevated position, staircase leads to First Floor Landing.

Living Room 21' 11" x 18' 9" (6.68m x 5.71m)

A particular feature of the property with a magnificent, large bay window with feature arched glazing, and French door to the side, stone fireplace with hearth, 3 radiators, further secondary glazed window to the front. Useful walk in storage cupboard.

Sitting Room 11' 5" x 10' 5" (3.48m x 3.17m)

Oak flooring, dual aspect secondary glazed windows overlooking delightful garden.

Kitchen/Breakfast Room 19' 1" x 11' 4" (5.81m x 3.45m)

A generous size with ample space for a dining table. Fitted with units with cream tiled surround and inset sink unit, integrated fridge and freezer, range oven, tiled flooring, radiator, secondary glazed window with southerly aspect over delightful garden.

Utility Room 8' 7" x 4' 8" (2.61m x 1.42m)

Fitted with range of units, worktops, sink unit, tiled flooring, radiator, window to the side.

Boot Room 7' 9" x 7' 8" (2.36m x 2.34m)

Fireplace recess with exposed brickwork, range of shelving, oak flooring.

WC

Radiator, corner wash basin, WC, oak flooring, storage cupboard, secondary glazed window to the side.

Generous First Floor Landing

Exposed wall timbers, 3 radiators, 2 built in cupboards, 2 secondary glazed windows and 2 Velux sky lights provide ample natural lighting.

Bedroom 1 15' 5" x 10' 8" (4.70m x 3.25m)

Radiator, secondary glazed window and Velux sky light with glorious views towards the South Shropshire Hills, exposed wall timbers.

En-suite Shower Room 9' 4" x 8' 3" (2.84m x 2.51m)

Recently refitted with large tiled shower cubicle, wash basin with vanity cupboard beneath, WC, tiled flooring, column radiator incorporating heated towel rail, Velux sky light.

Bedroom 2 19' 1" x 9' 6" (5.81m x 2.89m)

Radiator, fitted double wardrobe, secondary glazed window to the front, exposed wall timbers.

Bedroom 3 17' 2" x 8' 7" (5.23m x 2.61m)

Part vaulted ceiling, exposed timbers, radiator, secondary glazed window and Velux sky light.

Bedroom 4 12' 10" x 10' 2" (3.91m x 3.10m)

Vaulted ceiling, radiator, Velux sky light.

Main Bathroom 9' 7" x 8' 4" (2.92m x 2.54m)

Fitted with 3 piece suite including bath with shower over, wash basin, WC, tiled flooring, shaver socket, Velux sky light, cupboard housing gas fired central heating boiler and Megaflo hot water tank.

Outside

The property is approached through decorative wrought iron gates onto an extensive herring bone brick driveway providing parking for a number of cars. Raised shrub bed to one corner, gravel patio and large timber store. External lighting. Gated path to the side leads to the rear.

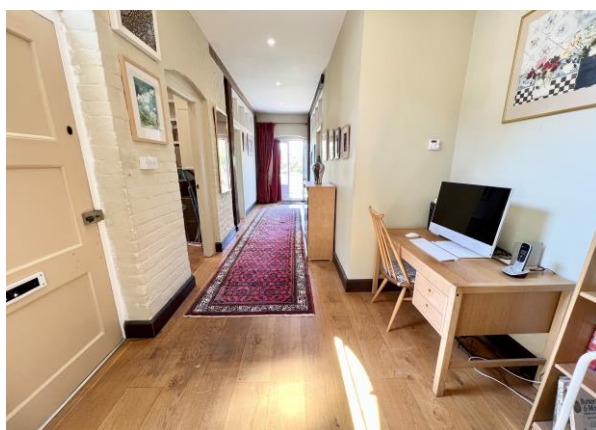
Rear Garden

Another attractive feature of the property is the south facing rear garden. Approached onto a semi circular flagged patio with lawns extending beyond with deep, well stocked borders. Outside tap, lighting and power points.

Council Tax Band D

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**



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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**

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