



Zaza Johnson & Bath
Estate Agents

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12 Nursery Meadows, Corporation Lane, Coton Hill, Shrewsbury, Shropshire, SY1 2PS

Offers in the Region Of £450,000

An attractive, well-proportioned 4 bedroom detached house located on the fringe of the town centre, with good sized, private, enclosed rear garden. The generous accommodation includes Entrance Hall, Living Room, Sitting Room/Study, large Kitchen/Dining/Family Room, Cloakroom/WC and Utility Room, with 4 good size Bedrooms, En-suite and Bathroom on the First Floor. Driveway, front and rear Gardens, Garage, GCH, DG. Early Viewing Recommended.



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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

Composite entrance door with side window.

Entrance Hall 15' 6" x 6' 6" (4.72m x 1.98m)

Tiled flooring, staircase leading to First Floor Landing.

Cloakroom/WC 5' 1" x 3' 2" (1.55m x 0.96m)

Fitted with wash basin and WC, tiled floor, half tiled walls, radiator, extractor fan.

Living Room 18' 9" x 13' 0" (5.71m x 3.96m)

Double glazed bay window to the front, carpet, radiator, double doors to Kitchen/Dining Room.

Sitting Room/Study 13' 5" x 9' 8" (4.09m x 2.94m)

Tiled flooring, radiator, double glazed window to the front.

Kitchen/Dining Room 29' 11" x 11' 7" (9.11m x 3.53m)

Tiled flooring, double glazed window overlooking rear garden, 2 sets of French doors open onto rear garden, radiator. Fitted with good range of base and eye level units with laminate worktops, inset 1 1/2 bowl sink unit, integrated double oven, 4 ring gas hob with extractor hood above,, space for dishwasher, matching island unit with drawers and storage.

Utility Room 9' 7" x 4' 11" (2.92m x 1.50m)

Tiled flooring, base and larder unit, laminate work top, stainless steel sink unit, space and plumbing for washing machine, door to Garage.

First Floor Landing 7' 4" x 9' 10" (2.23m x 2.99m)

Carpet, radiator, access to loft, built in airing cupboard housing hot water cylinder.

Bedroom 1 14' 2" x 13' 0" (4.31m x 3.96m)

Carpet, double glazed window to the front, built in double wardrobe, radiator.

En-Suite Shower Room 6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with 3 piece suite including wash basin, WC, fully tiled shower cubicle with mixer shower, half tiled to further walls, tiled flooring, double glazed window to the front, extractor fan, radiator.

Bedroom 2 14' 8" x 9' 8" (4.47m x 2.94m)

Carpet, radiator, double glazed window overlooking rear garden.

Bedroom 3 14' 0" x 9' 8" (4.26m x 2.94m)

Carpet, radiator, double glazed window overlooking rear garden.

Bedroom 4 12' 3" x 9' 7" (3.73m x 2.92m)

Carpet, radiator, double glazed window to the front, built in double wardrobe.

Bathroom 9' 10" x 8' 4" (2.99m x 2.54m)

Rear Garden

Approached from the French doors is a large patio which is the full width of the property and wraps around the property with gated access to the front. Good size area of lawn, enclosed by fencing to the sides and hedging to the rear. Small gravel area to the side of the property. The garden is in an east facing position.

External - Front

Good size Tarmacadam driveway providing plenty of parking space and access to Garage. Large lawn to the front and pathway leading to the entrance door, gated access to the rear garden.

Garage

Brick built garage with pitched roof and up and over door.

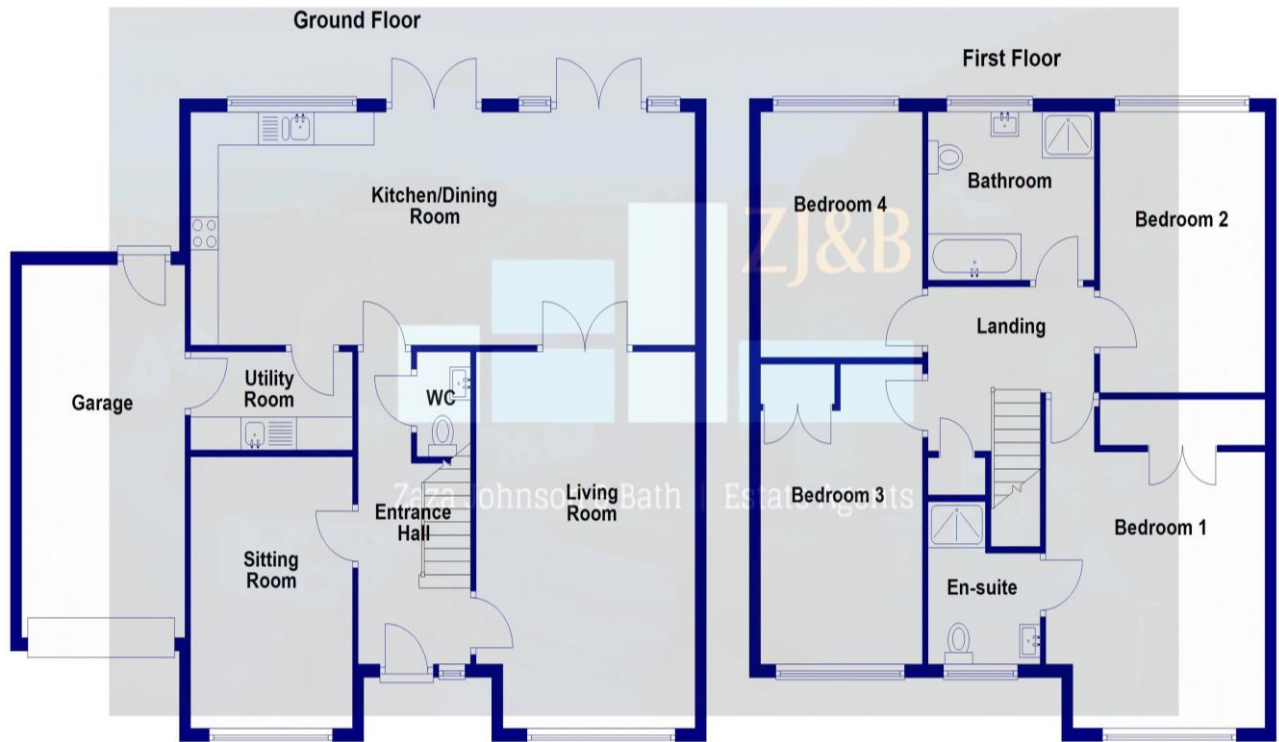
Bathroom

Fitted with 4 piece white suite including large corner bath, wash basin, WC, corner shower cubicle with mixer shower and aqua boarding, extractor fan above, double glazed window to the rear, tiled flooring, half tiled walls, chrome towel radiator

Council Tax Band E

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**



12 Nursery Meadows, Coton Hill, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

06/08/2025, 15:43

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

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Energy performance certificate (EPC)

12, Nursery Meadows SHREWSBURY SY1 2PS	Energy rating C	Valid until:	23 March 2030
		Certificate number:	8800-7827-6480-0977-5226

Property type	Detached house
Total floor area	165 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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.](#)



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