



14 Coton Manor, Berwick Road, Shrewsbury, Shropshire, SY1 2LT

£58,000

The central location, internal space and views enjoyed by this one bedroom upper floor apartment provides excellent potential for investment/cash buyers. Accommodation includes: Porch, 19'10 x 12'5 Living Room, Spacious Kitchen, 15'1 x 9'8 Double Bedroom, And Modern Bathroom. Situated Close To The Town Centre & Train Station With Rural Walks On The Doorstep. Well Worth Serious Consideration.



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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:

Entrance door with spyhole.

Enclosed Porch

Wooden entrance door.

Impressive Living Room 19' 10" x 12' 5"
(6.04m x 3.78m)

A really good size room with 2 double glazed windows to the front, wood style laminate flooring, wall mounted electric heater, glass panel double doors to

Kitchen 11' 1" x 7' 0" (3.38m x 2.13m)

Fitted with units to 2 wall areas, laminated work tops, inset sink unit, tiled surround to most work areas, space for appliances, double glazed window with pleasant open aspect to the front, useful storage cupboard.

Bedroom 15' 1" x 9' 8" (4.59m x 2.94m)

A large double bedroom with double glazed window providing fine open aspect.

Bathroom

Fitted with contemporary white 3 piece suite including bath with electric shower unit over, fully tiled walls around, wash basin, WC.

Outside

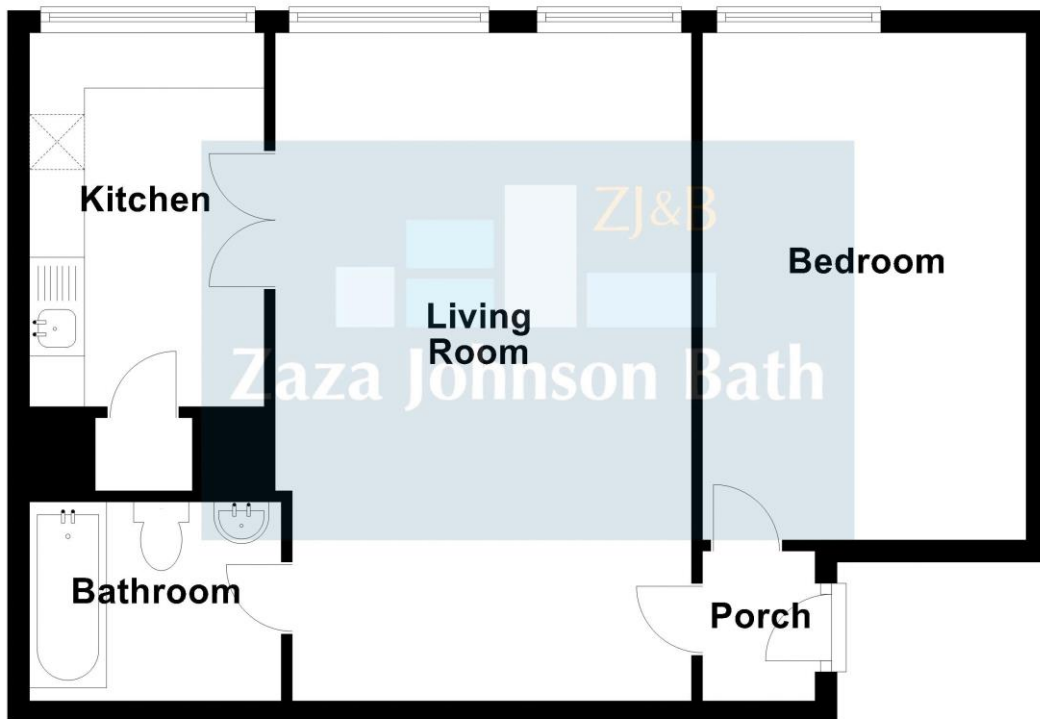
Coton Manor is situated in well maintained landscaped garden. Residents' Parking.

Tenure: Our client advises us that the property is Leasehold. 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**

VACANT POSSESSION UPON COMPLETION

Third Floor



14 Coton Manor, Shrewsbury

FLOOR PLAN FOR GUIDANCE ONLY

Energy performance certificate (EPC)

14 COTON MANOR BERWICK ROAD SHREWSBURY SY1 2LT	Energy rating D
Valid until 15 April 2031	Certificate number 0120-2226-0040-2199-5725

Property type
Mid-floor flat

Total floor area
37 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions / rules / 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 D. It has the potential to be B.

[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