



Coton Mount, Shrewsbury



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**OIRO £190,000**

- Two Bedrooms
- Perfect For First-Time Buyers
- Front And Rear Gardens
- Parking For Two Cars
- Walking To Town Centre
- Investment Opportunity
- Freehold
- EPC rating C

Because property is personal with...

**BELVOIR!**



## **No Chain - Ideal First-Time Buy or Investment Opportunity!**

This charming two-bedroom mid-terrace home is conveniently located within walking distance of Shrewsbury town centre. Offering excellent potential for first-time buyers or investors, the property comes with the advantage of no upward chain.

### **Property Overview:**

**Ground Floor:** The front door opens into a small hallway leading to a cosy reception room, complete with an understairs storage cupboard. The fully fitted kitchen/breakfast room features a freestanding cooker, space for a fridge, and plumbing for a washing machine. A door from the kitchen leads out to the rear garden.

**First Floor:** Upstairs, the spacious main double bedroom includes a built-in wardrobe. There is also a well-sized single bedroom and a bathroom with a shower over the bath.



## Outdoor Spaces:

**Front:** The front garden is mainly laid to lawn with a paved pathway leading to the front door.

**Rear:** The manageable rear garden features a lawn, a small patio area, a garden shed, and a picket gate providing access to a parking area with space for two cars.

The property is in good condition but could benefit from some improvement, offering great potential to add value. Early viewing is highly recommended - contact Belvoir Shrewsbury today to arrange your visit!

**Hallway** 1.13m x 1.22m (3'8" x 4'0")

**Reception Room** 2.56m x 5.04m (8'5" x 16'6")

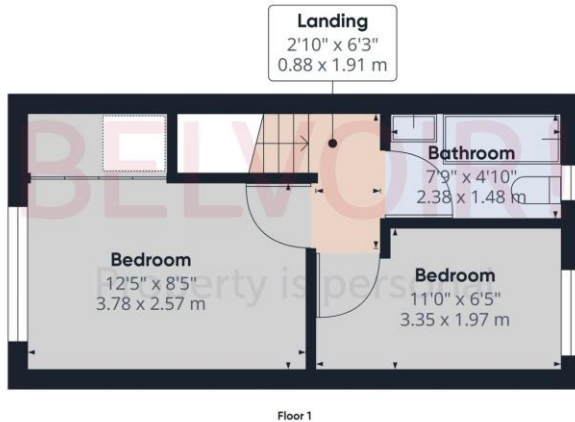
**Kitchen/Diner** 3.53m x 2.08m (11'7" x 6'10")

**Landing** 1.91m x 0.88m (6'4" x 2'11")

**Bedroom One** 2.57m x 3.78m (8'5" x 12'5")  
Plus deep built-in wardrobe

**Bedroom Two** 1.97m x 3.35m (6'6" x 11'0")

**Bathroom** 1.48m x 2.38m (4'11" x 7'10")



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Property is personal

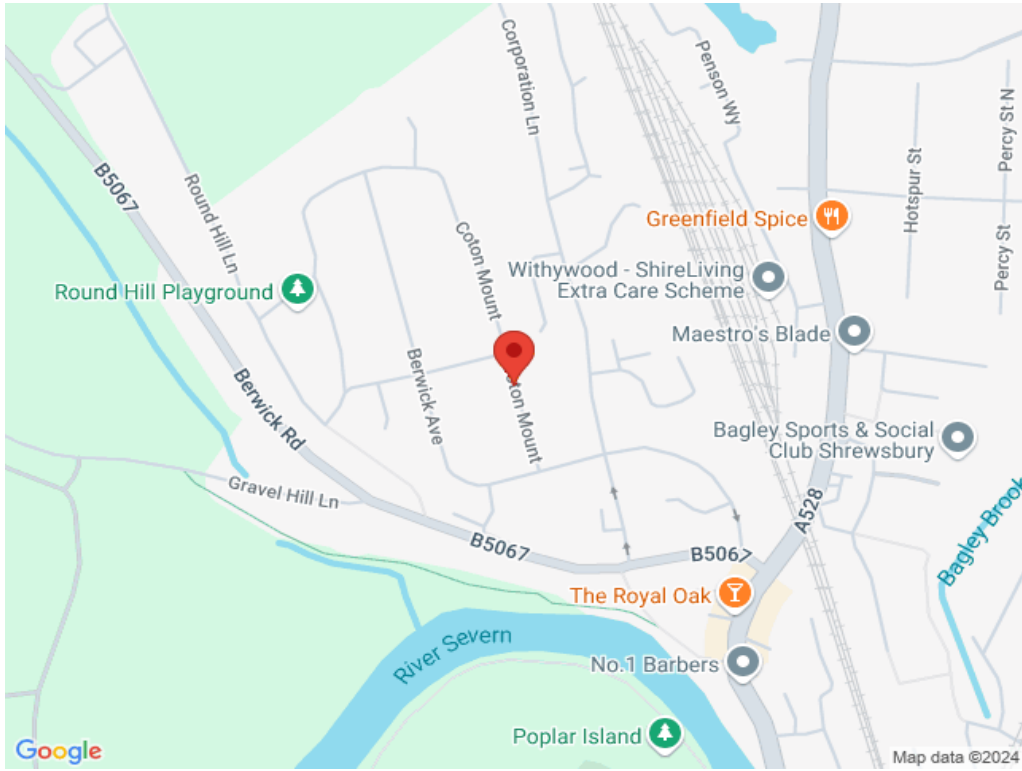
|   |
|---|
| <b>Approximate total area<sup>(1)</sup></b> |
| 511.5 ft <sup>2</sup>                       |
| 47.52 m <sup>2</sup>                        |
| <b>Reduced headroom</b>                     |
| 2.05 ft <sup>2</sup>                        |
| 0.19 m <sup>2</sup>                         |

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Belvoir Shrewsbury

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