

**COOPER  
GREEN  
POOKS**

**For Sale**



42 Old Coleham, Shrewsbury, SY3 7BU

Asking Price: £225,000





## Summary

- Approved Planning Permission for Change of use to provide a one-bedroom apartment. Planning ref: 24/00959/FUL
- A secure tarmacked driveway providing space for two vehicles.
- Located in a sought-after residential area, a short distance from the soon to be completed SY Homes Old Coleham Court development
- Within walking distance to Shrewsbury town centre
- Nearby amenities include shops, cafes and restaurants
- Sizeable garage currently fits up to three vehicles.



42 Old Coleham, Shrewsbury, SY3 7BU



For further information, contact:  
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### Description:

A unique opportunity to acquire a two-storey building with an approved change of use to create a one-bedroom apartment. The property features a sizeable double garage at ground floor level, with the first floor offering a toilet, shower, living area, and an office/bedroom. The property is of brick construction with a pitched tiled roof and benefits from a secure tarmacked driveway with gated access.

### Location:

Situated in a sought-after residential area, the property is within walking distance of Shrewsbury town centre and adjacent to the soon-to-be-completed SY Homes Old Coleham Court development. Nearby amenities include a range of shops, cafés, and restaurants, making this a unique opportunity.

Shrewsbury is strategically situated at the intersection of the A49 from the South of Wales and the A5 trunk road leading to the North of Wales and Telford and Birmingham on the M54.

As the county town and administrative centre of Shropshire, Shrewsbury has a borough population of roughly 80,000 (according to previous census), a 5% rise since 2020 and a larger catchment extending into Mid Wales of roughly 600,000 people.

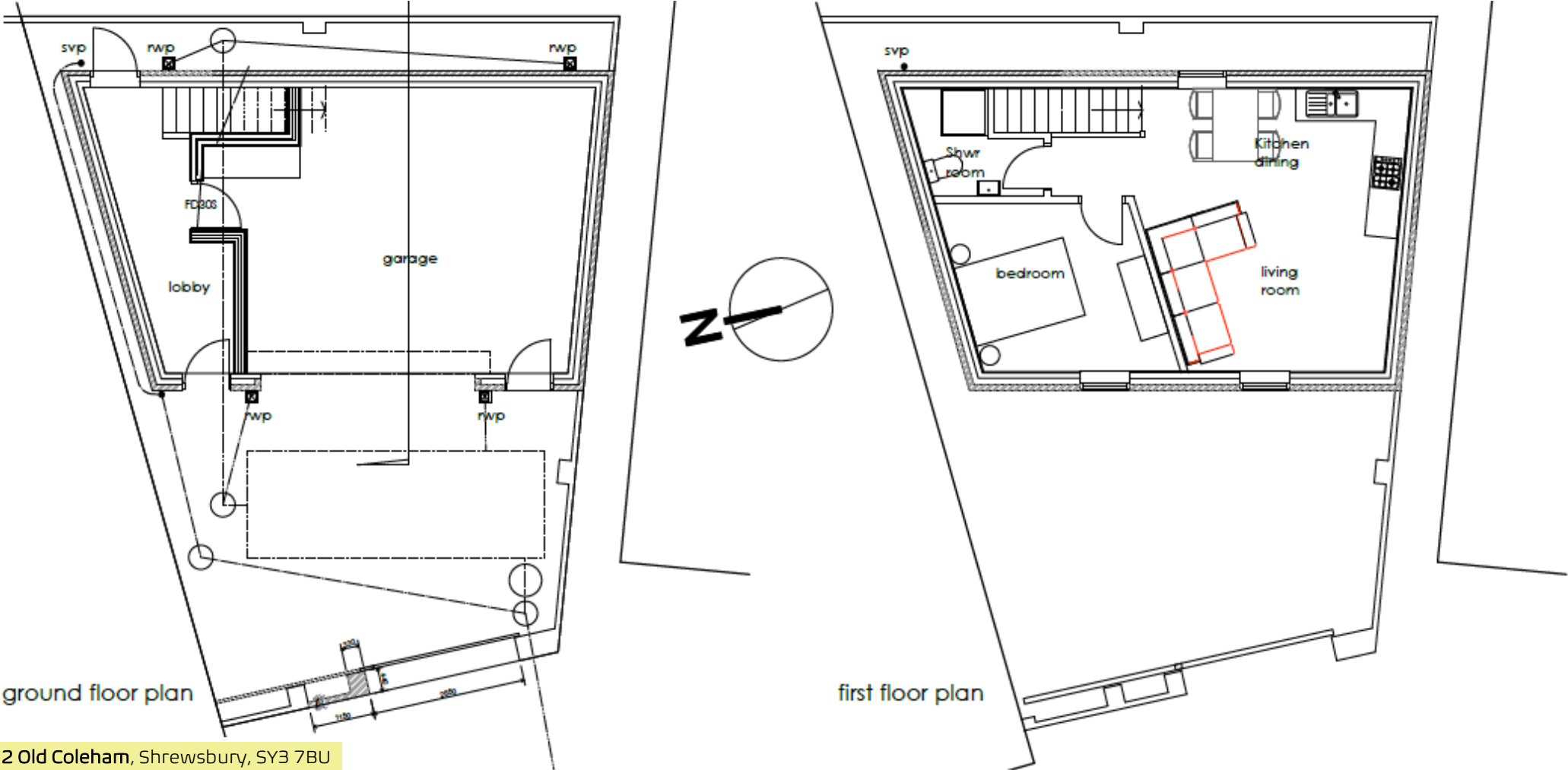




# Accommodation

(Measured in accordance with the RICS Code Of Measuring Practice.  
All measurements are approximate and are on a gross internal floor area basis).

Floor	Description	Size (sq ft)	Size (m²)
Ground Floor	Double Garage (as existing)	411.18	38.2
First Floor	Kitchen/Living Room	245.41	22.8
First Floor	Bedroom / Office	123.14	11.44
First Floor	Shower Room		
Outside	Rear Courtyard		
Outside	Front driveway parking for one car		
Total		779.73	72.44 m²





### Anti-money Laundering and Identity Verification:

To comply with anti-money laundering regulations, we are obliged to verify identity and confirm source of funding for all parties leasing or purchasing property. This is in addition to routine references and credit checks.

### Fixtures and Fittings:

All items usually classed as occupier's fixtures and fittings, and not mentioned in these details will be excluded from the sale.

### Costs:

Each party to pay their own legal costs in respect of the transaction.

### VAT:

All prices mentioned in these particulars and any subsequent correspondence are exclusive of VAT if applicable. The building is not registered for VAT and therefore VAT will not be charged on the rent.

### Services (not checked or tested):

Mains water, drainage and power are all understood to be connected. Interested parties are advised to make their own enquiries the relevant utility companies.

**Rateable Value:** £4,900

1st April 2023

**Energy Performance Rating:** TBC

### Planning:

Approved Planning Permission for Change of use to provide a one-bedroom apartment. Planning ref: **24/00959/FUL**. Interested parties are encouraged to satisfy themselves of the planning position regarding their intended use.

### Local Authority:

Shropshire Council

The Shirehall

Abbey Foregate

Shrewsbury

SY2 6ND

03456 789 000



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimensions.