

**Riverbank Cottage, 12 Coton Hill, Shrewsbury SY1 2DZ**

2 bedroom terraced house — £365,000 Freehold



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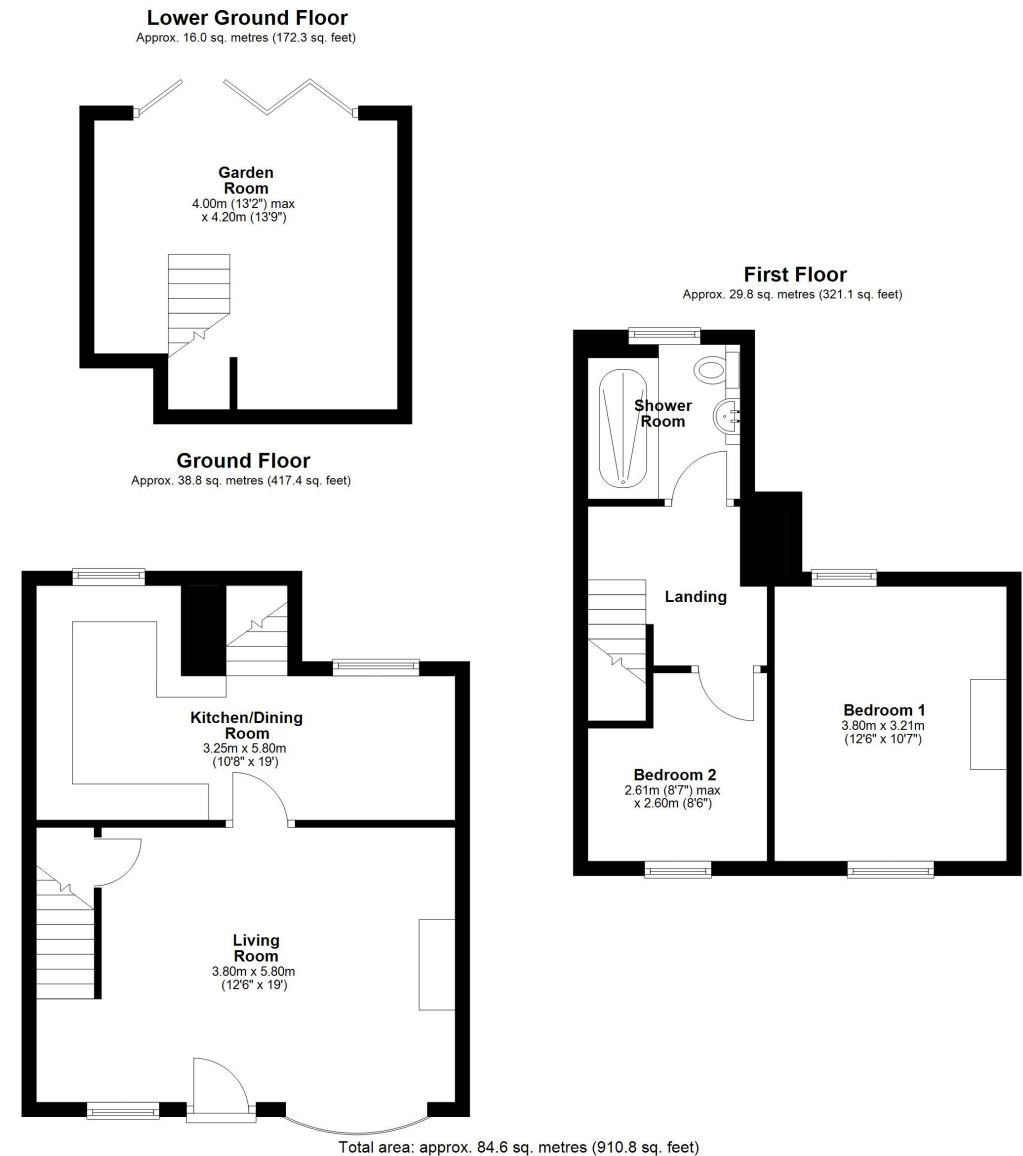
[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

Occupying a stunning riverside location on the fringe of the town centre, this very unique grade II listed terraced house of character offers individually designed and improved accommodation, while benefitting from private parking and a south-west facing garden adjoining the River Severn, as well as fishing and mooring rights.

## KEY FEATURES

- Good sized living room with feature bow window and exposed brick fireplace with gas stove
- Open plan kitchen/dining room with a range of modern fitted units and integrated appliances
- Beautiful garden room with bi-folding doors onto the rear terrace overlooking the river
- On the first floor are two bedrooms and a re-fitted shower room with walk-in cubicle
- Double glazed windows and gas fired central heating
- South-west facing garden, tiered to provide multiple seating areas, with the bottom tier allowing direct access to the river. There is also a garden shed to the right of the stairs going up to the top terrace.
- To the front of the property is a private parking space for one car
- Fantastic views over open fields and along the banks of the river, as well as towards the town centre
- A superb location, just a short walk from the train station, the heart of the town centre and it's excellent range of bars, restaurants and main shopping areas
- Sold with no upward chain

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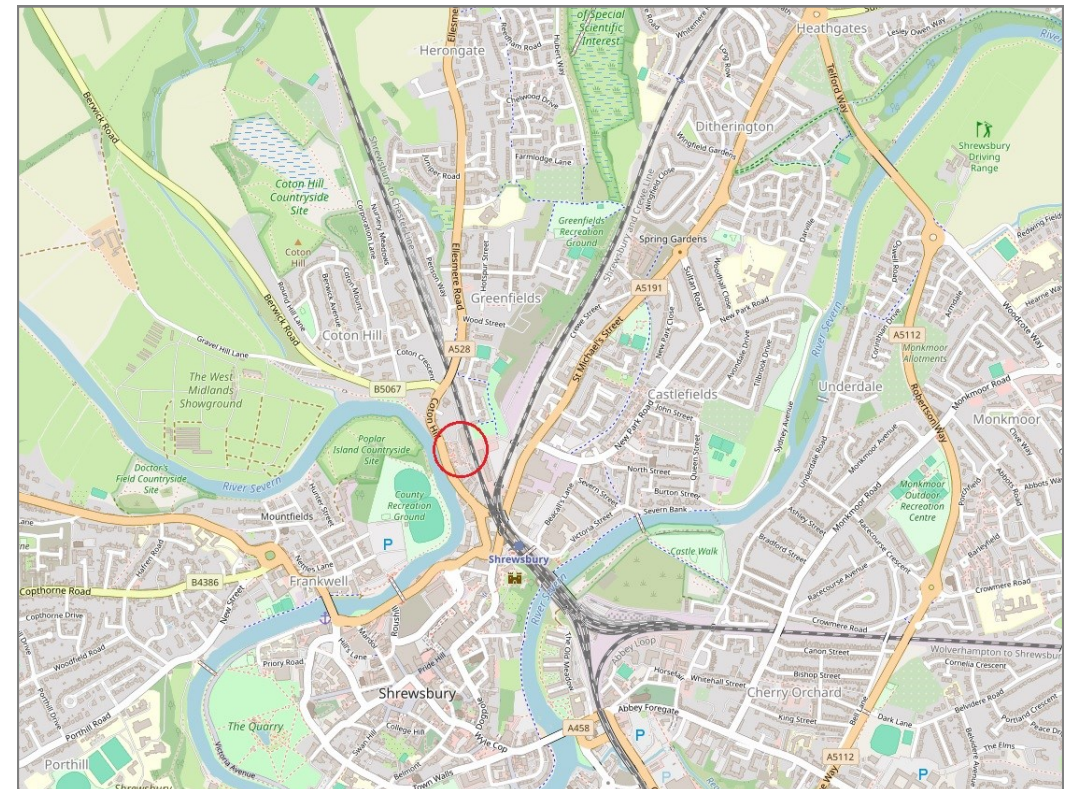
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

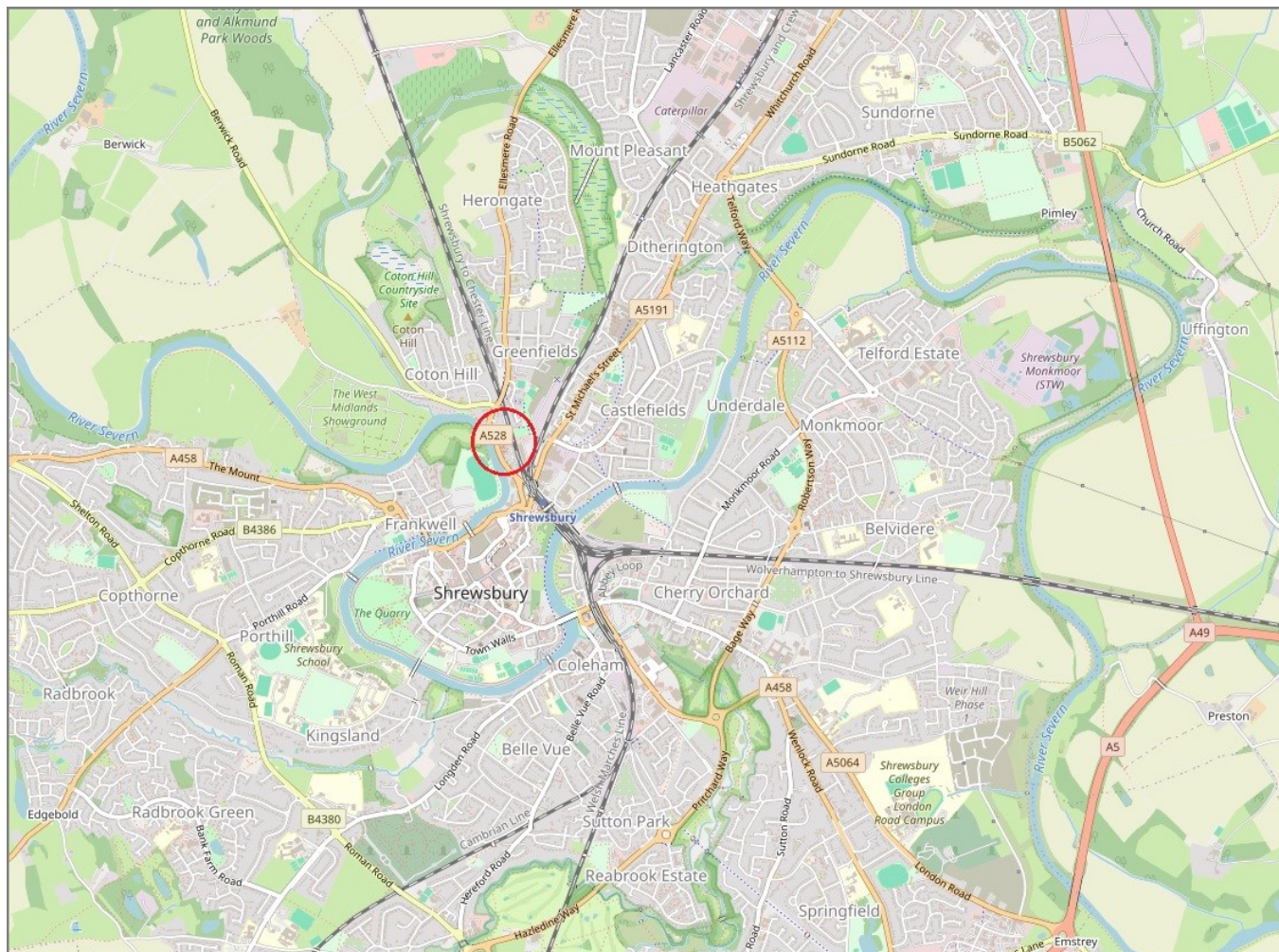


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